



FY14 ARC Proposal
Electronic submission

January 22, 2014

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: FY 2014 Brownfields Grant Proposal
\$400,000 U.S. EPA Hazardous Substances Assessment Grant and
\$200,000 U.S. EPA Petroleum Assessment Grant
East Chicago, Gary, and Hammond, Indiana

Dear Mr. West:

The Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond, Indiana have formed a coalition (the Coalition) to apply for an FY 2014 Environmental Protection Agency (EPA) Brownfields Assessment Grant. The RDA, who will serve as the lead agency and act as the grant recipient/administrator, is submitting the enclosed Assessment Grant application on behalf of the Coalition. The Coalition is requesting a total grant award of \$600,000 – which includes \$400,000 in Hazardous Substance Assessment Grant funds and \$200,000 in Petroleum Assessment Grant funds.

The cities of East Chicago, Gary, and Hammond are located in the northwestern corner of Indiana, in the heart of the Rust Belt. These Cities were built around the mammoth U.S. Steel Corporation facilities and associated supply companies that began operations in the early 1900s. By the early 1980s, overseas competition had decimated the U.S. steel industry and most major employers in the Coalition region began downsizing or closing. Since 1980, the population in each of the three Coalition Cities has declined by 14% to 47%. Thousands of acres of brownfields now dominate the Cities' impoverished neighborhoods and business districts, impacting the health and welfare of sensitive populations, area waterways, and Lake Michigan and impeding the revitalization of these once successful cities. The area has some of the highest percentages of minority and poverty stricken residents in the nation and has unfortunately become a textbook case of environmental injustice and an example of how much impact brownfields can have on a community.

The Coalition was formed in 2013 to create a regional group that would support the revitalization of the Cities of East Chicago, Gary, and Hammond. Individually, the Cities have supported cleanup and redevelopment of brownfields; however, the scale of the regional brownfields problem is so large that they have struggled to sustain and grow their individual programs. The 2040 Comprehensive Regional Plan (CRP) details a cohesive regional vision, uniting these individual cities and giving them a way to improve their own communities while

supporting the surrounding communities. By forming a coalition with regional development (RDA) and planning organizations (NIRPC), the Cities can address their brownfields concerns on a regional level. The coalition was successful in receiving a 2013 EPA Brownfields Revolving Loan Fund (RLF) Grant which is currently being implemented. This assessment grant proposal is designed to build on the ongoing success of the RLF coalition to maximize regional brownfields impacts.

The Coalition faces dismal fiscal and employment conditions and their minority and impoverished populations are bearing the brunt of the health and welfare impacts of the thousands of brownfields that dominate the landscape. With Assessment Grant funds, the RDA can catalyze the redevelopment of these brownfields, allowing each of the Cities to capitalize on their historical downtown areas and Lake Michigan shoreline location to reinvent themselves as new urban communities with opportunities for all of their citizens.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: Northwest Indiana Regional Development Agency
9800 Connecticut Drive,
Crown Point, Indiana 46307
- b. Dun and Bradstreet (DUNS): 6234675080000
- c. Funding Requested:
 - i. Grant type: Assessment
 - ii. Federal Funds Requested: \$600,000
 - iii. Contamination: \$400,000 Hazardous Substances and \$200,000 Petroleum
 - iv. Coalition
- d. Location: Cities of East Chicago, Gary, and Hammond, Lake County, Indiana
- e. Site Location: N/A - Not a site-specific proposal
- f. Contacts:
 - i. Project Director: Ms. Jillian Huber, Grants Manager
Northwest Indiana Regional Development Authority
9800 Connecticut Drive, Crown Point, Indiana 46307
Phone: (219) 644-3500, email: jahuber@rda.in.gov
 - ii. Chief Executive: Mr. Bill Hanna, President and CEO
Northwest Indiana Regional Development Authority
9800 Connecticut Drive, Crown Point, Indiana 46307
Phone: (219) 644-3500, email: bhanna@rda.in.gov
- g. Date Submitted: January 22, 2014
- h. Project Period: Three years
 - i. Population: East Chicago: 26,698; Gary: 80,294; Hammond: 80,830
 - ii. Total population included in Coalition area: 187,822
(US. Census Bureau 2010)
- i. Special Considerations Checklist: Attached

Very truly yours,



Mr. Bill Hanna, President and CEO
Northwest Indiana Regional Development Authority

FY 2014 U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS COALITION ASSESSMENT GRANT APPLICATION Submitted by: Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond, Indiana
RANKING CRITERIA FOR ASSESSMENT GRANTS

1.a.i) Targeted Community Description – The project serves a coalition comprised of the cities of East Chicago, Gary, and Hammond, Indiana (the Coalition). The coalition cities are located in the northwestern corner of Indiana (Lake County), at the frontlines of the collapse of the U.S. steel industry. Sites to be assessed by the coalition will be located within the municipal boundaries of one of the three coalition cities. The coalition has already identified five priority sites (described in section 1.a.iii) and will also be assessing sites throughout the jurisdictions using a collective process (section 2.a.ii). Thousands of acres of brownfields, from the region's former manufacturing, steel, and refinery industries, are impacting the health and welfare of impoverished minority residents, the environment, and the economic conditions of the region. The immensity of the brownfields problem in the Cities extends across municipal boundaries and the area has become a textbook example of environmental injustice. By forming a coalition led by the regional development authority, in partnership with the regional planning organization, the Cities will have the resources to begin addressing brownfields concerns on a regional level.

1.a.ii) Demographic Information – As illustrated in the chart below, poverty and public assistance rates in the Coalition Cities are 2 to 3 times higher than state and national levels. Also, the Coalition Cities also have some of the highest minority population percentages (40% to 89%) in the country and higher proportions of women and children (sensitive populations).

	<u>Coalition Cities</u>			<u>Comparisons</u>		
	<u>Gary</u>	<u>Hammond</u>	<u>East Chicago</u>	<u>Lake County</u>	<u>Indiana</u>	<u>U.S.</u>
Population	80,294 ¹	80,830 ¹	29,698 ¹	496,005 ¹	6,483,802 ¹	308,745,538 ¹
Unemployment	13.5% ²	9.6% ²	13.5% ²	9.3% ²	8.3% ²	8.1% ²
Poverty Rate	34.21% ³	21.1% ³	33.1% ³	16.1% ³	9.5% ³	13.8% ³
Percent Minority	89.3% ¹	40.6% ¹	64.5% ¹	35.6% ¹	15.7% ¹	27.6% ¹
Hispanic	5.1% ¹	34.1% ¹	50.9% ¹	16.7% ¹	6% ¹	16.3% ¹
Med. Household Income	\$27,846 ³	\$38,539 ³	\$28,999 ³	\$48,723 ³	\$47,697 ³	\$51,914 ³
Food Stamps	30.2% ³	16.5% ³	31.7% ³	13.3% ³	9.5% ³	9.3% ³
Cash Public Assistance	9.1% ³	4.2% ³	7.1% ³	3.9% ³	2.5% ³	2.5% ³
< 5 Years Old	7.8% ¹	7.7% ¹	9.6% ¹	6.7% ¹	6.7% ¹	6.5% ¹
Female	54% ¹	51% ¹	53.2% ¹	51.7% ¹	50.8% ¹	50.8% ¹
¹ Data from 2010 U.S. Census and is available at www.census.gov						
² Data from Bureau of Labor Statistics (August 2012) and is available at www.bls.gov						
³ Data from 2006-2010 American Community Survey and is available at www.census.gov						

1.a.iii) Brownfields – The scale of the brownfields problem in the Coalition cities is hard to appreciate without seeing firsthand the seemingly endless number of derelict industrial facilities lining every major roadway. The City of Gary estimates that over 500 brownfields are located within its city limits, almost one-quarter acre of brownfields for every Gary resident (*U.S. Conference of Mayors, 2006*). The Cities of East Chicago and Hammond estimate there are nearly 1,500 total acres of brownfields within their city limits. The 2040 Comprehensive Regional Plan (CRP) found a density of 8 to 14 contaminated sites per square mile in most coalition areas. The Cities lie within the Grand Calumet River Area of Concern (AOC), identified by EPA as a major

contributor of contamination to Lake Michigan. The EPA has identified 38 waste disposal sites, 52 CERCLA sites (including 5 NPL sites), 423 hazardous waste sites within the AOC. The coalition has identified priority sites for assessment and redevelopment. These extent of suspected contamination and environmental impacts of these sites on sensitive populations are indicative of the region's brownfields issue. A chart below details these site impacts.

Site(s)	Sensitive Receptors	Contaminants	Health Effects
<u>Buffington Harbor</u> (former U.S. Steel) (Gary -200 acres)	Impoverished minority neighborhoods, children and women, Lake Michigan, Grand Calumet River, wetlands, Pine Station Nature Preserve	Heavy metals, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), asbestos, petroleum	Cancer, respiratory problems, asthma, liver/kidney damage, endocrine system damage, asbestosis, mesothelioma
<u>Downtown City Center</u> (Gary - 15 city blocks)	Impoverished minority neighborhood, two Charter Schools, senior living centers, area churches, Borman and Buffington Parks	Heavy metals, lead, hexavalent chromium, solvents, PAHs, asbestos, petroleum	Headaches, respiratory problems, anemia, bone marrow problems, nervous system/liver damage, mesothelioma
<u>5300 and 5317 Indianapolis Blvd.</u> (East Chicago - 17 acres total)	Roxana Marsh, Grand Calumet River, impoverished minority neighborhood, transit riders (primarily impoverished and minority),	Heavy metals, lead, hexavalent chromium, solvents, PAHs, and other potential hazardous materials/petroleum	Respiratory problems, anemia, gastrointestinal and reproductive system damage, cancer, liver/kidney damage
<u>6200 Block of Columbia</u> (Hammond - 15 acres)	Impoverished neighborhood, children and women, Maywood School, M.L.K and Memorial Parks, Grand Calumet River	Chlorinated-VOCs	Headaches, respiratory problems, nerve, kidney and liver damage, fetal development

1.a.iv) Cumulative Environmental Issues – In addition to the sheer extent of the brownfields and industrial pollution problems in the coalition area, due to the water needs of the legacy industries many of these sites are located adjacent to Lake Michigan and the Grand Calumet River. Not only do these sites block resident's access to their natural resources, contaminants have a major impact on environmental health and water quality. A major goal of the project and CRP are to reopen access to the water resources and improve ecosystem health. Beyond the steel and other manufacturing contamination, the communities are impacted by other sources of environmental contaminants including power plants, municipal landfills, several highways, and oil refineries. A major concern as a result of the region's environmental issues is contamination of the Little and Grand Calumet Rivers and Lake Michigan. The EPA estimates that the Grand Calumet River and Indiana Harbor and Ship Canal contain 5 to 10 million cubic yards of contaminated sediment, and that at least 16.8 millions of gallons of oil float on top of groundwater flowing below the area. The sediment is known to be contaminated with heavy metals, PCBs, PAHs, oils, and grease. This area of the Grand Calumet is identified as an impaired waterway due to the presence of PCBs in fish tissue, and the state recommends avoiding fish consumption entirely. Because treated municipal and industrial effluent make up 90% of the Grand Calumet's flow, uncontrolled run-off and groundwater migration from the thousands of acres of brownfields in the Coalition area presents a real threat to the water quality and sediments of both rivers and Lake Michigan. Areas along the Grand Calumet and in the Indiana Dunes National Lakeshore contain rare plant and animal species

(Franklin's Ground Squirrel, Glass Lizard, Black Crowned Night Heron); however, these areas will likely be destroyed if contaminated discharges continue. Water and sediment contamination also pose a threat to impoverished residents who play in and around the rivers/lake and practice subsistence fishing. Lake Michigan serves as a drinking water source for many lakeshore communities, and limiting contamination is imperative for the health and safety of the entire region.

1.b) Impacts on Targeted Community - In addition to being one of the most contaminated areas in the U.S., the Coalition Cities are considered environmental justice communities based on high concentrations of minority and impoverished residents (*2040 Comprehensive Regional Plan (CRP)*, NIRPC, June 2011). Residents throughout the Cities have been disproportionately impacted by the environmental pollution (air, soil, and groundwater) from the thousands of brownfields in the area, which are located in every neighborhood. Residents in Lake County (no city statistics are available) have higher asthma hospitalization, cancer incidence, cancer death, and infant mortality rates than the state and nation (see table below).

	Asthma Hospitalization	Cancer Incidence	Cancer Death Rate	Infant Mortality Rate
U.S.	--	465.0 ²	195.4 ²	6.8 ³
Indiana	13.9 ¹	462.1 ²	178.7 ²	7.3 ⁴
Lake County	22.7 ¹	496.4 ²	211.6 ²	9.2 ⁵
¹ 2011 Burden of Asthma in Indiana, Indiana State Department of Health, rates per 10,000; ² National Cancer Institute, State Cancer Profiles for Indiana by County, 2005-2009, rates per 100,000; ³ U.S. Census Bureau, Statistical Abstract of the United States, Table 116, 201; ⁴ Indiana Infant Mortality Report, 1990-2003, per 1,000 births; ⁵ Community Health Status Indicators, Lake County, IN, 2009, per 1,000 births.				

The Mesothelioma Center reports that Lake County has the highest incidence rate for asbestos-related diseases in the state. In 2008, the Gary Health Department found that 14% of children tested had elevated blood lead levels. Due to the proximity of current and former manufacturing plants to the Coalition's low-income and minority neighborhoods, parks, and schools, it is likely that air pollutants have played a pivotal role in the elevated incidence of health problems. Lake County was a non-attainment area for ozone, particulate matter, carbon monoxide, and/or sulfur dioxide air pollution (in varying combinations) from 1978 through 2012 (*EPA Green Book*). Now that many plants have closed and become brownfields, emissions may be lower but residents living near these sources are continuing to be exposed to residual contaminants via inhalation and ingestion of particulates and vapor intrusion pathways. Residents may have also consumed contaminated drinking water from these brownfields, contributing to elevated cancer and infant mortality rates.

The health impacts from environmental pollutants are greater for low income and minority populations in the Coalition Cities. The Indiana State Department of Health has found that asthma prevalence in Indiana is higher among adult females, African Americans, adults with less than a high school education, and adults earning less than \$15,000, and that African Americans are over three times more likely to be hospitalized for asthma than Caucasians (*The Burden of Asthma in Indiana*, 2011). Infant mortality rates for African Americans (14.6) in Lake County are over two times the national rate. This evidence demonstrates that pollutants associated with industrial operations and brownfields disproportionately impact minority and low-income residents in the Coalition. Impoverished and minority populations also often suffer from additional health concerns which intensify environmental pollution impacts. A majority of the census tracts in the Coalition cities qualify as food deserts (*CDC Census Tract Level State Maps of the Modified*

Retail Food Environment Index). Additionally, 19.5% to 21.6% of the population in the Coalition Cities are uninsured, and for the unemployed, this increases to over 50% (2008-2010 ACS 3-year Estimates).

1.c.i) Financial Need: Economic Conditions - The Coalition's historic economic success was tied to the steel industry. By the early 1980s, overseas competition led most major employers in the Coalition area to downsize or close. Since 1980, the population in the Coalition Cities has declined by 14% (Hammond), 25% (East Chicago), and 47% (Gary), respectively. The Cities need funding to support cleanup of the thousands of brownfields that are contributing to the ongoing deterioration of the region and attract new businesses and residents.

A major driver of the Coalition Cities' financial needs is the decrease in available revenues they have to operate and support redevelopment. Unemployment has risen, residents have left the area, and residences have fallen into foreclosure (over 21,000 foreclosed and at risk residences are currently listed in Lake County (*Foreclosures.com*)). Residential vacancy rates are greater than 10% in much of Coalition and business vacancy rates range from 5% to 30% (*CRP*). This has resulted in the combined tax base of the three Cities falling by nearly 25% (over \$150 million) since 2008 (*Office of the Lake County Treasurer*). Further exacerbating the tax problem is the fact that all three Cities struggle to even collect the property taxes that are due. In 2010, the Cities only collected between 42% and 80% of the taxes they were due. City officials estimate that current budgets have decreased by up to 20% and staffing levels have decreased by up to 30% since 2005. The expected costs associated with assessing priority sites are estimated to be over \$600,000. Because operational budgets for vital municipal services (fire, police, etc.) must be prioritized and the Cities' budgets and workforces are already stretched to the breaking point, the Cities lack the resources to independently fund brownfields assessment or redevelopment.

1.c.ii) Financial Need: Economic Effects of Brownfields - The Coalition's primary financial concern is the lack of employment opportunities, which disproportionately impact minority residents. Employment in the local steel industry reached a peak of 66,400 in 1979 and has since decreased to approximately 18,000, a decrease of approximately 73% in high-paying jobs in the area. The unemployment rate has increased by over 106% since 2001 (*STATS Indiana, Side-by-Side Profiles*). Compounding the unemployment problem, once manufacturing jobs are lost, replacement jobs are generally lower paying. The 2010 inflation adjusted per capita income in Lake County 2010 is nearly the same as it was in 2000. This extended period of job loss and income stagnation resulted in high unemployment and poverty rates in the region (1.a.ii). Impoverished minority and sensitive residents in these cities are not only disproportionately impacted by contamination, but also by increasingly dire financial straits. The presence of brownfields throughout these communities exacerbates the problem by decreasing property values and inhibiting the growth of the equity assets. This is a classic example of environmental injustice made worse because impoverished residents can't afford to move away from the brownfields.

2.a.) Project Description – The Coalition was formed in 2013 to create a regional group that would effectively support the revitalization of East Chicago, Gary, and Hammond. In 2013 the Coalition received an \$800,000 Brownfields Revolving Loan Fund (RLF) Grant from the EPA. Including local match, this \$1,000,000 fund will be used to support the redevelopment of brownfields in the coalition region. The vast majority of the project management infrastructure has already been established as part of the RLF grant and this proposed Coalition Assessment Grant would utilize this preexisting coalition to build on the current redevelopment efforts. The Coalition will assess a minimum of five sites using the Assessment Grant funds (the priority sites identified below), as well as many additional sites identified through an inventory, community input, and collaborative decision-making process. By forming a coalition with the major regional

organizations (RDA and NIRPC), the cities can address redevelopment issues on a regional level and access a pool of experienced professionals for assistance in improving their local brownfields and redevelopment programs. This regional approach will help achieve the goals in the 2040 CRP and Cities' Comprehensive Plans: 1) support urban reinvestment; 2) ensure environmental justice and social equity; 3) protect natural resources; and 4) integrate transportation and land use.

The Assessment Grant program can help achieve a number of the CRP supporting objectives, such as urban reinvestment, increased housing options, ensuring environmental justice, protecting natural resources, creating recreation opportunities; and supporting a sustainable/varied local economy; objectives which coincide with the federal Livability Principles. The Coalition has developed a two tiered approach to assess brownfields sites in the region and feed these sites into the RLF redevelopment pipeline to better coordinate efforts and increase the success of the RLF program. The coalition's two foci will be assessing/redeveloping key priority sites and identifying and assessing additional sites to support redevelopment. Additional site selection information can be found in Section 2.a.iii.

1) Assessment/redevelopment of large priority brownfields: Using hazardous substances and/or petroleum grant funds, the priority sites will be assessed. If a property transaction is imminent, a Phase I Environmental Site Assessment (ESA) will be completed to meet the future owner's due diligence requirements. If no transaction is pending, the assessment may proceed directly to a Phase II ESA. Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine strategies that are protective of human health and the environment; and support redevelopment activities. Redevelopment plans, outcomes, and community goals supported for each of these priority sites are summarized below:

- **Buffington Harbor:** The extent of contamination will be determined, existing buildings will be demolished, and a plan will be developed for remediation to allow redevelopment with additional casino buildings, marina and lakeshore walk, hotel, and multi-family housing development.
- **5300 and 5317 Indianapolis Blvd.:** The extent of contamination at both sites will be determined and remediated in order to allow for the sites to be redeveloped in accordance with the transit-oriented development plans for the corridor surrounding the multi-modal transit (commuter rail and bus) stations in the immediate area. Redevelopment will help leverage the existing EPA investment at a superfund site in the neighborhood growing the neighborhood as TOD hub for neighborhood development.
- **6200 Block of Columbia:** The extent of contamination will be determined and remediated to allow safe redevelopment with mixed-use commercial and single/multi-family residences, including affordable units, incorporating urban greenspace and trails.
- **Downtown City Center:** Contamination will be identified and abated to allow safe redevelopment and use of the buildings for mixed-use commercial and residential. Urban greenspace/gardens will be incorporated along the perimeter of the corridor.

2) Assessment of sites to support additional redevelopment: Using hazardous substances and/or petroleum grant funds, additional sites (identified using the process in 2.a.iii) will be assessed with Phase I/ II ESAs as developer interest occurs during the grant project. Assessment data will be used to support redevelopments in areas with existing infrastructure. It is anticipated that many additional sites in each of the Cities will be assessed and redeveloped during the project (in conjunction with the RLF), reducing exposure, revitalizing urban areas with existing infrastructure, and creating local job opportunities and amenities. As the project progresses, the Coalition will integrate high-risk and developable sites identified with community input into the

project and utilize grant funds to assess these sites. This approach may be revised as the project progresses if intended outputs/outcomes are not being achieved or community concerns arise.

2.a.ii) Project Management Approach - The RDA, NIRPC, an Assessment Grant Review Board, and a qualified environmental consultant will lead the grant program. After being awarded the Assessment Grant, the Coalition will prepare a Work Plan with community support and secure approval from the EPA. This will mark the start of the project, and the project team will focus on updating its brownfields inventory with a focus on identifying developable sites, securing permission to add these sites to the inventory, and then creating a list that includes these approved developable sites and publicly listed contaminated sites. After sites are selected and assessed (section 2.a.iii), the environmental consultant will work with the Coalition and partners to devise strategies that support redevelopment efforts and improve health outcomes. The assessment results will be disseminated to the community through public meetings and community partners. If health threats are identified, the Indiana Department of Environmental Management (IDEM) and area health departments will be notified. In order to evaluate its progress, the Coalition will measure and track/document the listed outputs and outcomes. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I and II ESAs, remediation, and/or redevelopment activities. The Coalition will evaluate progress semi-annually on expenditure of funds, outputs/outcomes (summarized below) and the impacts of completed assessments. Adjustments will be made if necessary based on evaluations.

Outputs		Outcomes	
<ul style="list-style-type: none"> • Number of community meetings held • Number of brownfields identified • Number of Phase I and II ESAs completed 	<ul style="list-style-type: none"> • Number of RWPs completed • Number of sites where cleanup planning was conducted 	<ul style="list-style-type: none"> • Acres of land assessed • Acres of property remediated • Acres of property redeveloped • Acres of parks/greenspace preserved and/or created 	<ul style="list-style-type: none"> • Jobs created or retained and tax revenue generated • Other leveraged funding • Redevelopment investment value

The Coalition has implemented a successful biweekly schedule for the RLF grant coalition and assessment grant meetings will take place in concert. These coordinated efforts will help to keep the coalition on track and best maximize impacts, with minimum effort. These regular meetings and task oriented approach will ensure project completion within three years.

2.a.iii) Site Selection – The coalition will use the same structure as their successful RLF program to determine sites. Currently, a Grant Review Board which includes five voting members that represent the region (one representative from each city, the RDA, and NIRPC) is in place for the RLF program. This same board will be responsible for reviewing potential assessment grant projects, determining which projects support both local needs and regional goals, and approving the use of grant funds. Sites will be prioritized for assessment based on community concern, developer/business interest, and the Coalition's plan for priority sites. As sites are selected, the Coalition will present the reasoning for the selection at a public meeting and solicit public feedback. The Coalition will use community comments, viability of the project, and compatibility with the CRP and Cities' Comprehensive Plans as metrics to determine if grant funds will be used at the proposed site. The Coalition, environmental consultant, and community organizations will be involved in the inventory task, which will continue throughout the grant project period. Once a site is nominated for funds, the Assessment Grant Review Board will review the proposed project to determine benefits and alignment with comprehensive plans. Once approved by the Board, an

eligibility determination will be submitted to the EPA. When the site is deemed eligible, the community will be notified and the site will be assessed with a Phase I and/or a Phase II ESA.

2.b) Task Description and Budget Table –

Task 1 Programmatic Costs of \$7,100 are included. The Coalition is providing all personnel costs except \$3,500 (hazardous substances budget) for maintaining brownfields information (\$50/hour for 70 hours) at the RDA offices. The petroleum grant includes attendance at two EPA Brownfields Conferences and one brownfields training program (\$1,200 per trip). Outputs include an updated website and files, staff training, and improved brownfields knowledge.

Task 2 Community Outreach costs include personnel costs of \$3,000 (\$50/hour for 60 hours, hazardous substances budget), contractual costs of \$5,000 for each grant for coordinating/conducting community involvement and outreach meetings, and Coalition costs of \$1,000 (\$500 for each grant) for preparing, printing, and mailing project information and marketing documents. Outputs include at least three public meetings and development of marketing documents that can be used to promote area brownfields and grant availability.

Task 3 Site Inventory and Selection costs include personnel costs of \$10,000 (\$50/hour for 200 hours, \$5,000 for each grant) for development/maintenance of an inventory of developable sites and creation of a geographic information system (GIS) overlay that includes assessed sites that can be used in combination with the various regional GIS databases. Contractual costs of \$2,000 (\$1,000 for each grant) are included for an environmental consultant to compile/update the list of sites. Outputs include updated brownfields inventory and brownfields marketing.

Task 4 Site Assessment: Sites will be evaluated through performance of Phase I/II ESAs (in accordance with All Appropriate Inquiry (ASTM Standard E1527-05) and other ASTM standards). The Coalition anticipates focusing assessment funds on determining the extent of contamination at the priority sites. The Coalition will also support due diligence at sites with developer interest as they arise. Based on past experience in these cities, anticipated costs for Phase I ESAs are \$4,000 to \$6,000 and Phase II ESA costs are \$30,000 to \$60,000. The hazardous substances budget includes contractual costs of \$360,000 based on conducting nine Phase I ESAs at a cost of \$5,000 each (\$45,000 total), and seven Phase II ESAs at a cost of \$45,000 each (\$315,000 total). The petroleum budget includes contractual costs of \$165,000 based on conducting five Phase I ESAs at a cost of \$5,000 each (\$25,000 total), and four Phase II ESAs at a cost of \$35,000 each (\$140,000 total). Outputs include 25 completed Phase I and II ESAs.

Task 5 Cleanup Planning: The Coalition will conduct cleanup/redevelopment planning as required by IDEM programs for brownfields. This may include preparation of Remediation Work Plans (RWPs), assessment of alternatives, and evaluation of institutional and engineering controls. Contractual costs for this task are estimated at \$22,000 (hazardous substances) and \$19,900 (petroleum), based on completing four hazardous substances RWPs at \$5,500 each and four petroleum RWPs at \$4,975. Outputs include eight cleanup plans for selected brownfields.

Budget Categories	Hazardous Substances (HAZ) and Petroleum (PET) Assessment Grant Project Tasks					
	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Inventory	Task 4 Site Assessment	Task 5 Cleanup Planning	Total Budget
(programmatic costs only)						
Personnel (HAZ)	\$3,500	\$3,000	\$5,000			\$11,500
Personnel (PET)			\$5,000			\$5,000
Fringe Benefits						
Fringe Benefits (PET)						

Travel (HAZ)						
Travel (PET)	\$3,600					\$3,600
Equipment (HAZ)						
Equipment (PET)						
Supplies (HAZ)		\$500				\$500
Supplies (PET)		\$500				\$500
Contractual (HAZ)		\$5,000	\$1,000	\$360,000	\$22,000	\$388,000
Contractual (PET)		\$5,000	\$1,000	\$165,000	\$19,900	\$190,900
Other (HAZ)						
Other (PET)						
Total Budget (HAZ)	\$3,500	\$8,500	\$6,000	\$360,000	\$22,000	\$400,000
Total Budget (PET)	\$3,600	\$5,500	\$6,000	\$165,000	\$19,900	\$200,000

2.c) Leveraging – Assessment Grants, which cover the costs of the first step in brownfields redevelopment, are a catalyst for redevelopment projects but alone are rarely sufficient to ensure a success. This is why the Coalition intends for this program to be used in concert with the recently established RLF program. The proposed project will identify and assess sites with the highest potential for eventual RLF funding and redevelopment. The following table identifies resources available to the Coalition to leverage assessment activities into subsequent cleanups and redevelopment (letters documenting availability are provided in Attachment E).

Source	Resources and Role	Estimated Value	Likelihood
<i>Assessment Leveraging</i>			
Coalition Members	1) Meeting rooms, educational materials, and staff needed for press releases, meetings, website updates, maintenance of Facebook/LinkedIn to support community outreach 2) Staff to document site selection process, oversee grant transactions, and other programmatic activities 3) Site access support (clearing of debris, building access, etc.) for Phase I and II ESA activities	\$25,000 for outreach/site selection (500 hrs at 50/hr) \$10,000 for site access (\$1,000 per day, total of 10 days)	100% Coalition will require its members to provide in-kind resources
<i>Cleanup and Redevelopment Leveraging</i>			
RLF Coalition	1) Funding for coalition from 2013 EPA Brownfields RLF grant to catalyze redevelopment at assessed sites 2) Infrastructure already in place for regular coalition meetings and communication	\$1,000,000 total for redevelopment loans	100%
RDA	Regional Challenge Fund to support projects that further the region's economic/quality of life goals	Up to \$200,000 per project	100%
NIRPC	Creating Livable Communities program to support reinvestment in urban centers and transportation oriented development	\$80,000 available	100%
	Technical support for Green Infrastructure Planning to develop green redevelopment guidelines	\$15,000 available	100%

Hammond/ East Chicago Tax Increment Financing	Property tax revenue generated from redevelopments used for site acquisition, public infrastructure improvements, and site improvements	Up to \$300,000 (Hammond) \$250,000 (East Chicago)	100% (in TIF district)
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The following existing state and federal resources are also available by application and may be used following expenditure of grant funds:

- EPA Clean Water State Revolving Fund and Indiana Brownfields Program (IBP) Revolving Loan Fund
- Excess Liability Trust Fund (ELTF)
- Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants

The RDA and Coalition plans to continue being proactive in seeking out and applying for additional state and federal funding to support the brownfields redevelopment efforts.

3.a.) Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

– Each of the coalition communities has been involved in selecting priority sites (each community has at least one site identified) and in drafting the work plan and application. The existing coalition structure being used for the current RLF, which the coalition will piggyback on for this project, allows for residents of all three jurisdictions to be equally represented and provides a wealth of experience for how to best involve each community. Utilizing the following plan for community outreach, which is already in place for the RLF program, ensures the Coalition will be best equipped to implement these efforts

Stakeholders in the project include residents of the three jurisdictions, business owners, developers, community health organizations, and other community groups. In particular residents of the neighborhoods surrounding the identified brownfields sites and priority sites are vital for the project. The coalition has engaged the support of numerous community groups to assist in engaging these stakeholders (section 3.c). To engage residents, following EPA notice of award, the Coalition will announce the award to the community and solicit input through a press release to the area newspapers. To the maximum extent possible all announcements will be made in both English and Spanish and translators will be made available. The Coalition will also place advertisements on local area radio stations and cable access television and establish a social media presence (Facebook/LinkedIn) for the grant, allowing the community to interact with the Coalition.

To engage business stakeholders, the coalition will send notices to local business leaders (real estate brokers and developers). Hard copies of the draft Work Plan will be made available at member offices/City Halls and libraries to ensure access. The public will be able to provide comments verbally to RDA staff, on social media, and in writing. Comments will be discussed during a public meeting hosted by the RDA and the draft Work Plan will be modified accordingly. Following Work Plan approval, the Coalition will schedule three public meetings to acquaint the community with the project. One meeting will be held in each of the Cities, and one of the meetings will be broadcast via a webinar for citizens unable to attend. The Coalition will ask the public to identify brownfields sites, particularly those impacting health and welfare. These sites will be added to the assessment inventory. The meeting presentation materials and minutes will be posted on social media, and Coalition members' websites.

For residents of the neighborhoods surrounding assessment sites, project updates will be provided at monthly public RDA working group meetings. Coalition representatives will attend city/community organization meetings to discuss the project and/or specific site assessments. After an assessment is completed, the primary information flow will be outward to the

community, notifying stakeholders about assessment activities, providing results of assessments, and explaining impacts. Assessment results will be available at Coalition offices and posted on the Coalition websites and Facebook/LinkedIn. If health threats are identified, written notices will be sent to impacted citizens, and the area health departments will be contacted. When cleanup and/or redevelopment planning is initiated, more community involvement activities will be implemented. At the close of the project, the Coalition will hold a final public meeting to present the outcomes of the project. Presentation materials will be archived and available online.

3.b.i) Partnerships with Government Agencies – Environmental and Health - The Coalition will utilize local and state environmental/health agencies to ensure that the project is successful. The Lake County, Gary, and East Chicago Health Departments have been actively involved in education/notification, testing and monitoring, and exposure evaluations in the Coalition Cities. Hammond is served by the Lake County Health Department. The departments educate citizens on available health resources and provide blood-lead testing for children and basic health screenings. The Gary Health Department has received multiple EPA Community Action for a Renewed Environment (CARE) grants and is working on a Community Action Plan to address environmental health concerns in Gary. The East Chicago Health Department is working with four universities to study the effects of dredging and contaminated sediment storage on PCB blood levels of key East Chicago residents. This expertise will be called upon to help identify off-site health threats posed by contamination; perform risk evaluations; conduct education; and coordinate health testing if needed.

The partnership established with the Indiana Department of Environmental Management (IDEM) through the RDA's and NIRPC's existing brownfields and Great Lakes Restoration Initiative projects will be continued to ensure appropriate assessment, cleanup, and redevelopment of brownfields. Partnering with IDEM a staff will be important for technical support, resolution of regulatory issues, and interpretation of guidance. IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed. If contamination discovered during assessments has potential health impacts, IDEM and the appropriate health department will be notified and brought in as partners. Criteria established by IDEM in the Remediation Closure Guide (RCG) will be used to address on-site exposure threats.

3.b.ii) Other Relevant Agencies – The coalition will work closely with many federal agencies as part of the City of Gary's designation under the White House Strong Cities, Strong Communities (SC2) program. Through this designation and the RDA's work with EPA the coalition is uniquely set up to access the expertise of a broad array of federal agencies to ensure the success and leveraging of this project. Additionally, Gary was awarded EPA Environmental Workforce Development and Job Training grants in 2002 and 2009, and has used these funds to establish a Brownfields and Green Jobs Training Program. The Coalition will use these newly-trained program graduates to assist in brownfields assessment and redevelopment.

3.c) Partnerships with Community-Based Organizations – The following community-based organizations will be directly involved in the project and full descriptions of each organization's mission and their assistance on the project can be in letters of support included as Attachment D. Lakeshore and Gary Chambers of Commerce (Chambers): The Chambers works to represent and promote the region's businesses and encourages business and industrial investment in the community. The Chambers will support redevelopment planning in the region, help market brownfields, and inform business and potential developers of the availability of grant funds. Downtown Hammond Council (DHC): The DHC is a non-profit organization that works to revitalize and promote Hammond's downtown district. The DHC will inform existing and

potential downtown businesses of the availability of grant funds, promote businesses that invest in downtown district brownfields, and work to attract residents/visitors to downtown Hammond.

Foundations of East Chicago (Foundations): Foundations works to improve the quality of life in East Chicago by providing grants to area non-profits, municipal agencies, and scholarships to local students. Foundations will promote the availability of the grant to residents and businesses owners, share news on site selections, and disseminate results to residents.

East Chicago Community Health Center: The Center seeks to improve the health of East Chicago residents by offering quality primary health care that is affordable and accessible. Center will disseminate information on the availability of the grant to East Chicago residents and businesses owners, share news on site selections, and disseminate results to residents. If health threats are identified during assessment activities, the Center will provide residents with information on medical treatments/actions to reduce exposure.

Shirley Heinz Land Trust (the Trust): The Trust is a non-profit organization that works to preserve and protect the ecosystems of the Indiana Dunes region. The Trust has acquired over 1,100 acres of land surrounding southern Lake Michigan for preservation. The Trust will assist the Coalition in identifying brownfields impacting sensitive environmental areas, integrating ecological enhancements as part of the redevelopment of these brownfields, and provide education programs on the value of protecting unique regional ecosystems and reconnecting with the natural world.

4.a.) Program Benefits: Health and/or Welfare and Environment – Redevelopment of brownfields will improve residents’ health and welfare, particularly in sensitive populations, by removing contamination, reducing health impacts and contamination impacting the Grand Calumet River and Lake Michigan. This coincides with the CRP vision of supporting urban reinvestment, ensuring environmental justice and social equity, and protecting natural resources. Redevelopment benefits of the priority sites are summarized in the following table.

Redevelopment of these brownfields epitomizes the equitable development principles of utilizing investment in impoverished neighborhoods to directly benefit the residents. Because this work will be completed on existing industrial sites, residents will benefit without being displaced. By redeveloping brownfields with varied transportation options, grocery stores and urban gardens, and affordable entertainment and housing options, the Coalition hopes to create a more equitable community that provides residents increased access to healthy food and amenities. These redevelopment outcomes coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. A table detailing specific benefits for remediation at priority sites is included below.

Priority Site	Redevelopment Benefits
Buffington Harbor (Gary)	Securing the site and abating contaminants will reduce exposure to residents. The area will be redeveloped with additional casino buildings, marina and lakeshore walk, hotel, and multi-family housing development providing additional economic growth and employment opportunities. Potentially contaminated storm water will be eliminated, protecting the Clark and Pine Lake Nature Preserves and Lake Michigan ecosystem.
Downtown City Center (Gary)	Remediation of contamination will reduce exposure and these buildings will be renovated with lower floor commercial, upper floor residential lofts, and/or public amenities (theater, grocery stores, etc.). Urban greenspace/paths will be incorporated along the perimeter of the main corridor to connect the mixed-use area to the surrounding residential areas. Urban gardens incorporated into redevelopments will increase residents’ access to healthy foods.

5300 and 5317 Indianapolis Blvd. (East Chicago)	The sites will be assessed and all contaminants will be abated to prevent resident exposure and migration to the nearby Grand Calumet River/Roxana Marsh. The site will be redeveloped with mixed-use development consistent with the transit-oriented development plans for the city and region, creating increased job access and transportation options aligned with federal livability principles.
6200 Block of Columbia (Hammond)	The site will be assessed and all contaminants will be abated to prevent resident exposure. The site will be redeveloped with mixed-use commercial and single/multi-family residences, including affordable units. Urban greenspace and trails will be incorporated into the redevelopment to provide affordable recreation opportunities for residents.

Similar benefits, in whole or part, can be expected from redevelopment of other brownfields identified by the Coalition. The assessment and redevelopment of brownfields near the Grand Calumet River, in conjunction with on-site stormwater management practices, will limit nonpoint pollution sources discharges into the river and Lake Michigan, improving aquatic life and allowing for safe fishing and recreational opportunities. The river and Lake Michigan can become a safe, accessible, focal point of the region, a major component of region's vision for the future. Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. The public will be notified that the assessment work will be happening. A Health and Safety Plan (HASP) will be completed for each site where intrusive sampling will occur, and access to the site will be controlled. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Decontamination purge water generated during groundwater sampling activities will be appropriately disposed. The assessment data generated will be used to determine how to protect the community during redevelopment activities.

4.b.i) Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (Planning) –

Sustainable development principles, including matching land uses to available infrastructure and protecting natural resources and greenspace are woven into the CRP. Because most brownfields in the Coalition are abandoned commercial buildings located in areas with existing infrastructure, reuse of these sites epitomizes sustainable redevelopment. Assessment Grant funds will only be provided for projects where necessary infrastructure exists or can be upgraded at a reasonable cost, reducing expenditures on utility extensions and waste and air emissions generated from construction. The Coalition will encourage the use of green remediation techniques during redevelopment. The Coalition will also encourage incorporating green stormwater management techniques, deconstruction rather than demolition, and use of low-volatility materials; reducing stormwater and waste generation, and increasing indoor air quality. Further green redevelopment strategies now under development in Gary and East Chicago will be incorporated into planning. For the priority site redevelopments, the Coalition will encourage the installation of energy efficient HVAC and lighting systems, reducing energy usage and operating costs for owners/occupants. For downtown commercial redevelopment, the Coalition will encourage building certification via Leadership in Energy and Environmental Design (LEED) rating system. The Coalition will require projects that use grant funds to include greenspace elements and will ensure that brownfields redevelopment plans enhance greenspace connectivity and do not interfere with existing greenspace. Redevelopment of Gary's priority Downtown City Center area with additional urban greenspace and gardens will increase access to natural resources and provide residents with gardens to grow produce to help improve their diets and general health. This will tie

into the efforts of Gary's Stewart House Urban Farm and Gardens to establish a sustainable food source for residents.

4.b.ii) Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (Examples) –

The redevelopment plans for the priority sites will allow for the creation of two, 5- to 10-acre urban greenspace areas with trails connecting to area parks and waterways, improving residents' access to affordable recreation. Planning for the creation of additional trails/urban greenspace within the region (as a result of the redevelopment efforts) will create improved transportation options (biking, walking) for residents, supporting the Livability principle of providing more transportation options. Additionally, the selection of two TOD focused sites, the 5300 and 5317 Indianapolis Blvd. sites, for housing and mixed-use development will further increase affordable housing and transportation options, in line with livability principles.

4.c.i) Economic or non-Economic Benefits – Redevelopment of brownfields will create jobs, improve the tax base, provide new market-rate and affordable housing, and provide recreation and greenspace, all of which will help the Coalition meet the CRP's objectives.

One of the most important benefits of brownfields redevelopment will be reinvestment in the Cities' business districts and surrounding residential neighborhoods, key components of the CRP. Redevelopment of brownfields into low/moderate income housing will reduce the disproportionate impact on home values in the minority-populated areas, help encourage improved homeowner equity, and increase the tax bases. Redevelopment of commercial buildings in the business districts will create mixed-use units and affordable housing with increased access to amenities. Increased housing, retail, and employment options are expected to improve living conditions in the struggling neighborhoods around the business districts and attract additional redevelopment, further revitalizing the areas and improving the tax bases. The redevelopment of brownfields in the industrial areas of the Coalition will stimulate the local economy by providing new industrial job opportunities for a desperate, but trained, work force. These disenfranchised workers will be able to invest in their community, improving living conditions in struggling neighborhoods and further improving the tax base. Perhaps most importantly, the Coalition will have a more heterogeneous economic base, rendering it less vulnerable to a disproportionate impact from the steel industry. These outcomes coincide with the Livability Principles of valuing and supporting the community and its neighborhoods and increasing economic competitiveness. The redevelopment of the priority sites will have the following direct economic benefits:

- **Buffington Harbor:** Construction of additional casino facilities, marina, hotel, and houses will result in investment of over \$50 million (~\$2 million annual tax revenue), support over 100 construction jobs, and create up to 1,000 new service jobs for area residents.
- **5300 and 5317 Indianapolis Blvd.:** Construction of transit-oriented developments in a key urban corridor will create a development center for the city and allow for more livable development in-line with the federal livability principles.
- **Downtown City Center:** Redevelopment of 10 parcels will result in creation of 25 second-story residential units, 20,000 square feet of retail space, and support over 50 construction jobs. Investment of \$10 million will create over \$350,000 in annual tax revenue. The revitalized downtown will create affordable housing close to shopping and transit and provide visitors a place to mingle and shop.
- **6200 Block of Columbia:** Construction of up to 10 single/multi-family units and 5,000 square feet of retail/commercial space with an investment of \$5 million (~\$200,000 annual tax revenue) will create up to 30 construction jobs and provide expanded housing options.

The redevelopment of sites along the Grant Calumet River and Lake Michigan and those in the heart of residential areas will create additional linked greenspace within the Cities, and will

provide riparian buffers for sensitive aquatic. These buffers will provide the added benefit of minimizing flood risks from climate-change induced flooding. Several nature areas have been established in Coalition Cities (Indiana Dunes Lakeshore, Marquette Park, Pine Station Nature Preserve) to preserve unique ecosystems, through the CRP, citizens have identified establishing and maintaining a “green infrastructure” network (rivers, natural areas, trails, and greenspace) connecting these assets as a key component in future land use planning. As the region moves away from its industrial roots, focus has shifted toward connecting existing greenspace with trails and riverwalks and incorporating urban greenspace into new developments. Redevelopment of brownfields adjacent to these vital natural resources can help expand the Coalition’s green infrastructure.

4.c.ii) Gary was awarded EPA Environmental Workforce Development and Job Training grants in 2002 and 2009, and has used these funds to establish a Brownfields and Green Jobs Training Program. Participants in this program have been trained in lead and asbestos abatement, green building, landscaping management, and various Occupational Safety and Health Administration (OSHA) programs. The Coalition will use program graduates to assist in brownfields assessment and redevelopment, leveraging the project to create additional jobs for unemployed residents.

5.a.) Programmatic Capability - The Coalition is ready to implement an Assessment Grant and will seek approval to begin community outreach activities prior to Cooperative Agreement (CA) approval. The project team will include the RDA, NIRPC, an Assessment Grant Review Board, and an environmental consultant. This structure is identical to the program structure being used in the currently implemented RLF program and all members discussed below are experienced in similar roles on the implementation of the RLF program. The RDA will be the grantee and project team leader for this project due to their regional redevelopment perspective and extensive experience managing grant monies for redevelopment in northwestern Indiana. NIRPC, which has grant management experience will provide advice, grant management expertise, and staff support. NIRPC has environmental professionals and planners on staff to provide technical support to the RDA and mentoring for the cities’ brownfield programs. The RDA will retain a qualified environmental consultant to provide expert professional support and assist in managing assessment grant funded activities. The experience and qualifications of each of these key members of the project team are discussed in the following paragraphs.

Ms. Jillian Huber, RDA Grants Manager, will serve as the Project Director. Ms. Huber has been with the RDA since 2007. Ms. Huber has extensive knowledge in management and implementation of RDA programs, policies, and grant initiatives. The RDA has overseen the use of \$200 million in investments in brownfields redevelopment and green stormwater management operations in northwestern Indiana. Ms. Huber will be responsible for managing all grant operations and will also be responsible for establishing and managing the program’s financial accounts and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. Ms. Kathy Luther, Director of Environmental Programs at NIRPC, will be involved in the daily grant management operations and will be the assistant Project Director. Ms. Luther has over 17 years of experience in planning, brownfields remediation, community outreach, and evaluation of health risks in northwest Indiana. The RDA will endeavor to maintain the grant management team in place during the entire grant project. Ms. Luther will become intimately familiar with grant operations so she can immediately step in as interim or replacement Project Manager in case of loss or re-assignment of Ms. Huber. Ms. Luther and the environmental consultant will have the primary responsibility for continued operations, selection, and training of a successor project manager, and training of any new team members, should it become necessary.

The RDA will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the Assessment grant. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The consultant will be experienced in all aspects of EPA Assessment Grant management and will have demonstrated extensive experience with, and understanding of, the Indiana Voluntary Cleanup and EPA Assessment Grant programs, and will have managed at least three successful brownfields assessments projects which ultimately resulted in redevelopment.

5.b) Audit Findings - The RDA has not received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal/state government inspector or similar organization.

5.c.i) Past Performance and Accomplishments – The RDA, the lead agency, has been a previous recipient of an EPA FY 2013 Brownfields Revolving Loan Fund Grant. Additionally, the RDA has provided project management and financial oversight of over \$200 million in grants/investments to regional projects. NIRPC, which will assist the RDA, also has experience with state and federal grants.

5.c.i.1) Compliance with Grant Requirements - The RDA has a currently open 2013 Brownfields RLF grant from the EPA for \$800,000 and a local match of \$200,000. The RDA and coalition members are in full compliance with the terms of this grant and have been making substantial progress on the project. The Coalition and RDA anticipates completing all work in time for successful closeout of the grant and in compliance with EPA requirements. We have met all necessary reporting requirements under the grant and anticipate continuing to do so.

5.c.i.2) Accomplishments - The Coalition has already begun their necessary community outreach activities and meets regularly on a biweekly basis to ensure project delivery within the terms of the grant. The project began in October 2013 and funds are still needed for loans to be made within the project. The Coalition has already appointed distinguished community members to the loan review committee and is on track to make loans in line with the project timeline. The Coalition has accomplished the following Work Plan outputs so far:

- **Cooperative Agreements:** The RDA has entered into a Memorandum of Understanding with the Northwestern Indiana Regional Planning Commission (NIRPC) and the cities of Gary, Hammond, and East Chicago for purposes of implementing the EPA Brownfield RLF Work Plan.
- **Contractual Services:** The RDA has competitively procured a professional environmental services provider, Soil and Material Engineering (SME), pending a professional services agreement. The Environmental Consultant will be responsible for cleanup planning/monitoring, Davis-Bacon compliance/auditing, ensuring that cleanups comply with the project work plans and Indiana Voluntary Remediation Program, and verification and tracking of project costs.
- **Fund Manager:** The NWIBC is in the process of establishing an RLF Loan Committee. Appointment letters have been distributed to cities and applicable organizations; distinguished community appointments made, NWIBC working to secure remainder of appointments.

Attachment A

Threshold Documentation

Threshold Criteria

FY 2014 EPA Brownfields Coalition Assessment Grant Application

Submitted by: Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission, and the Cities of East Chicago, Gary, and Hammond, Indiana

Threshold Criteria

- 1. Applicant Eligibility** – The Northwest Indiana Regional Development Authority (RDA), the Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond, Indiana have formed a coalition (the Coalition) to apply for EPA Assessment Grant funding (Hazardous Substances and Petroleum). The RDA is eligible as a Governmental Entity created by the Indiana State Legislature. NIRPC is eligible as a Regional Council. The Cities of East Chicago, Gary, and Hammond are eligible as General Purpose Units of Local Government. The statute establishing the RDA by the state legislature is included in Attachment C of this application. Commitment letters from each member of the coalition are included in Attachment F of this application.
- 2. Letter from the State or Tribal Environmental Authority** – A letter from the Indiana Department of Environmental Management acknowledging and supporting this proposal is included in Attachment B.
- 3. Community Involvement** – The coalition has had significant representation from members representing each community involved in the proposal and a specific plan for community outreach and involvement is included in the narrative portion of the application. Letters of support from community-based organizations are described in Section 3.c of the narrative and are included in Attachment D.
- 4. Site Eligibility and Property Ownership Eligibility** – This application is for a community-wide Brownfields Assessment Grant is therefore not required to complete this section.

Attachment B

Letter from the State Environmental Authority



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Michael R. Pence
Governor

Thomas W. Easterly
Commissioner

January 22, 2014

Ms. Sherri Ziller
Finance and Grants Manager
Northwest Indiana Regional Development Authority (RDA)
9800 Connecticut Drive
Crown Point, Indiana 46307

Re: U.S. EPA Brownfields Grant Proposal
Acknowledgement Letter
Coalition Assessment
Hazardous Substances and Petroleum
Northwest Indiana Regional Development Authority
(RDA) Coalition
Lake County, Indiana

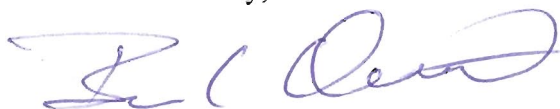
Dear Ms. Ziller:

This letter is provided in support of the Northwest Indiana Regional Development Authority (RDA) Coalition (consisting of: RDA; Northwestern Indiana Regional Planning Council, NIRPC; Cities of East Chicago, Gary, and Hammond) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for brownfields Coalition assessment grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that RDA, as the lead applicant, is requesting \$600,000 (\$400,000 for hazardous substances and \$200,000 for petroleum). This funding will support updating the inventory of brownfield sites within the Coalition members' city limits and to conduct Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, and, as applicable, cleanup and redevelopment planning activities for these priority brownfields. IDEM is aware that the Coalition members also plan to conduct community outreach activities to inform the Coalition residents of the availability of the grant funds as well as the progress of the grant-funded projects.

IDEM believes that RDA has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and/or technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past. This assessment grant funding will help RDA continue its efforts to address brownfields in its Coalition members' regions. Should an opportunity arise for RDA to need/pursue cleanup at any of the sites investigated with this grant funding, IDEM realizes that RDA is committed to working with the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program.

Based on the information submitted, IDEM considers RDA a good candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts for the Coalition which support Indiana's brownfield initiative. IDEM looks forward to continuing its partnership with RDA. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,



Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*
Linda Mangrum, U.S. EPA Region 5
Kelley Moore, U.S. EPA Region 5
Sara Bals, SME

Attachment C

Documentation of Applicant Eligibility

IC 36-7.5

**ARTICLE 7.5. NORTHWEST INDIANA REGIONAL
DEVELOPMENT AUTHORITY**

IC 36-7.5-0.1

Chapter 0.1. Findings

IC 36-7.5-0.1-1

General assembly findings

Sec. 1. The general assembly finds the following:

- (1) The eligible counties face unique and distinct challenges and opportunities related to transportation and economic development that are different in scope and type than those faced by other units of local government in Indiana.
- (2) A unique approach is required to fully take advantage of the economic development potential of the Chicago, South Shore, and South Bend Railway and the Gary/Chicago International Airport and the Lake Michigan shoreline.
- (3) The powers and responsibilities provided to the development authority are appropriate and necessary to carry out the public purposes of encouraging economic development and further facilitating the provision of air, rail, and bus transportation services, projects, and facilities, shoreline development projects, and economic development projects in the eligible counties.

As added by P.L.220-2011, SEC.667.

IC 36-7.5-1

Chapter 1. Definitions

IC 36-7.5-1-1

Application of definitions

Sec. 1. Except as otherwise provided, the definitions in this chapter apply throughout this article.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-2

"Airport authority"

Sec. 2. "Airport authority" refers to an airport authority established under IC 8-22-3 in a county having a population of more than four hundred thousand (400,000) but less than seven hundred thousand (700,000).

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-3

"Airport authority project"

Sec. 3. "Airport authority project" means a project that can be financed with the proceeds of bonds issued by an airport authority under IC 8-22-3.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-4

"Airport development authority"

Sec. 4. "Airport development authority" refers to an airport development authority established under IC 8-22-3.7 in a city having a population of more than eighty thousand (80,000) but less than eighty thousand four hundred (80,400).

As added by P.L.214-2005, SEC.73. Amended by P.L.119-2012, SEC.214.

IC 36-7.5-1-5

"Bonds"

Sec. 5. "Bonds" means bonds, notes, or other evidences of indebtedness issued by the development authority.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-6

"Commuter transportation district"

Sec. 6. "Commuter transportation district" refers to a commuter transportation district that:

- (1) is established under IC 8-5-15; and
- (2) has among its purposes the maintenance, operation, and improvement of passenger service over the Chicago, South Shore, and South Bend Railroad and any extension of that railroad.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-7

"Commuter transportation district project"

Sec. 7. "Commuter transportation district project" means a project that can be financed with the proceeds of bonds issued by a commuter transportation district under IC 8-5-15.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-8

"Development authority"

Sec. 8. "Development authority" refers to the northwest Indiana regional development authority established by IC 36-7.5-2-1.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-9

"Development board"

Sec. 9. "Development board" refers to the governing body appointed under IC 36-7.5-2-3 for a development authority.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-10

"Economic development project"

Sec. 10. "Economic development project" means the following:

- (1) An economic development project described in IC 6-3.5-7-13.1(c).
- (2) A dredging, sediment removal, or channel improvement project.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-11

"Eligible county"

Sec. 11. "Eligible county" refers to the following counties:

- (1) A county having a population of more than four hundred thousand (400,000) but less than seven hundred thousand (700,000).
- (2) A county having a population of more than one hundred fifty thousand (150,000) but less than one hundred seventy thousand (170,000).
- (3) A county having a population of more than one hundred eleven thousand (111,000) but less than one hundred fifteen thousand (115,000), if:
 - (A) the fiscal body of the county has adopted an ordinance under IC 36-7.5-2-3(e) providing that the county is joining the development authority; and
 - (B) the fiscal body of the city described in IC 36-7.5-2-3(e) has adopted an ordinance under IC 36-7.5-2-3(e) providing that the city is joining the development authority.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.49; P.L.119-2012, SEC.215.

IC 36-7.5-1-11.3

"Eligible municipality"

Sec. 11.3. "Eligible municipality" refers to a municipality that has become a member of the development authority under IC 36-7.5-2-3(i).

As added by P.L.182-2009(ss), SEC.421.

IC 36-7.5-1-12

"Eligible political subdivision"

Sec. 12. "Eligible political subdivision" means the following:

- (1) An airport authority.
- (2) A commuter transportation district.
- (3) A regional bus authority under IC 36-9-3-2(c).
- (4) A regional transportation authority established under IC 36-9-3-2.
- (5) The Lake Michigan marina and shoreline development commission under IC 36-7-13.5.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.50; P.L.197-2011, SEC.146.

IC 36-7.5-1-12.4

"Lake Michigan marina and shoreline development commission"

Sec. 12.4. "Lake Michigan marina and shoreline development commission" means the commission established by IC 36-7-13.5-2.

As added by P.L.197-2011, SEC.147.

IC 36-7.5-1-12.5

"Lake Michigan marina and shoreline development commission project"

Sec. 12.5. "Lake Michigan marina and shoreline development commission project" means a project that can be financed with the proceeds of bonds issued by the Lake Michigan marina and shoreline development commission.

As added by P.L.197-2011, SEC.148.

IC 36-7.5-1-13

"Project"

Sec. 13. "Project" means an airport authority project, a commuter transportation district project, an economic development project, a regional bus authority project, a regional transportation authority project, or a Lake Michigan marina and shoreline development commission project.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.51; P.L.197-2011, SEC.149.

IC 36-7.5-1-14

"Regional bus authority"

Sec. 14. "Regional bus authority" means a regional transportation authority operating as a regional bus authority under IC 36-9-3-2(c).

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-15

"Regional bus authority project"

Sec. 15. "Regional bus authority project" means a project that can be financed with the proceeds of bonds issued by a regional bus authority under IC 36-9-3.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-1-15.3

"Regional transportation authority"

Sec. 15.3. "Regional transportation authority" means a regional transportation authority established under IC 36-9-3-2.

As added by P.L.47-2006, SEC.52.

IC 36-7.5-1-15.6

"Regional transportation authority project"

Sec. 15.6. "Regional transportation authority project" means a project that can be financed with the proceeds of bonds issued by a regional transportation authority under IC 36-9-3.

As added by P.L.47-2006, SEC.53.

IC 36-7.5-1-16

Repealed

(Repealed by P.L.197-2011, SEC.153.)

IC 36-7.5-1-17

Repealed

(Repealed by P.L.197-2011, SEC.153.)

IC 36-7.5-2

Chapter 2. Development Authority and Board

IC 36-7.5-2-1

Establishment

Sec. 1. The northwest Indiana regional development authority is established as a separate body corporate and politic to carry out the purposes of this article by:

- (1) acquiring, constructing, equipping, owning, leasing, and financing projects and facilities for lease to or for the benefit of eligible political subdivisions under this article;
- (2) funding and developing the Gary/Chicago International Airport expansion and other airport authority projects, commuter transportation district and other rail projects and services, regional bus authority projects and services, regional transportation authority projects and services, Lake Michigan marina and shoreline development projects and activities, and economic development projects in northwestern Indiana; and
- (3) assisting with the funding of infrastructure needed to sustain development of an intermodal facility in northwestern Indiana.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.54; P.L.197-2011, SEC.150.

IC 36-7.5-2-2

Power in eligible counties and eligible municipalities

Sec. 2. The development authority may carry out its powers and duties under this article in the following:

- (1) An eligible county.
- (2) An eligible municipality.

As added by P.L.214-2005, SEC.73. Amended by P.L.182-2009(ss), SEC.422.

IC 36-7.5-2-3

Development board; members

Sec. 3. (a) The development authority is governed by the development board appointed under this section.

(b) Except as provided in subsections (e), (f), and (h), the development board is composed of the following seven (7) members:

- (1) Two (2) members appointed by the governor. One (1) of the members appointed by the governor under this subdivision must be an individual nominated under subsection (d). The members appointed by the governor under this subdivision serve at the pleasure of the governor.
- (2) The following members from a county having a population of more than four hundred thousand (400,000) but less than seven hundred thousand (700,000):
 - (A) One (1) member appointed by the mayor of the largest city in the county in which a riverboat is located.
 - (B) One (1) member appointed by the mayor of the second largest city in the county in which a riverboat is located.

(C) One (1) member appointed by the mayor of the third largest city in the county in which a riverboat is located.

(D) One (1) member appointed jointly by the county executive and the county fiscal body. A member appointed under this clause may not reside in a city described in clause (A), (B), or (C).

(3) One (1) member appointed jointly by the county executive and county fiscal body of a county having a population of more than one hundred fifty thousand (150,000) but less than one hundred seventy thousand (170,000).

(c) A member appointed to the development board must have knowledge and at least five (5) years professional work experience in at least one (1) of the following:

- (1) Rail transportation or air transportation.
- (2) Regional economic development.
- (3) Business or finance.

(d) The mayor of the largest city in a county having a population of more than one hundred fifty thousand (150,000) but less than one hundred seventy thousand (170,000) shall nominate three (3) residents of the county for appointment to the development board. One (1) of the governor's initial appointments under subsection (b)(1) must be an individual nominated by the mayor. At the expiration of the member's term, the mayor of the second largest city in the county shall nominate three (3) residents of the county for appointment to the development board. One (1) of the governor's appointments under subsection (b)(1) must be an individual nominated by the mayor. Thereafter, the authority to nominate the three (3) individuals from among whom the governor shall make an appointment under subsection (b)(1) shall alternate between the mayors of the largest and the second largest city in the county at the expiration of a member's term.

(e) A county having a population of more than one hundred eleven thousand (111,000) but less than one hundred fifteen thousand (115,000) shall be an eligible county participating in the development authority if the fiscal body of the county adopts an ordinance before September 15, 2006, providing that the county is joining the development authority and the fiscal body of a city that is located in the county and that has a population of more than thirty-one thousand (31,000) but less than thirty-one thousand five hundred (31,500) adopts an ordinance before September 15, 2006, providing that the city is joining the development authority. Notwithstanding subsection (b), if ordinances are adopted under this subsection and the county becomes an eligible county participating in the development authority:

- (1) the development board shall be composed of nine (9) members rather than seven (7) members; and
- (2) the additional two (2) members shall be appointed in the following manner:

(A) One (1) additional member shall be appointed by the governor and shall serve at the pleasure of the governor. The

member appointed under this clause must be an individual nominated under subsection (f).

(B) One (1) additional member shall be appointed jointly by the county executive and county fiscal body.

(f) This subsection applies only if the county described in subsection (e) is an eligible county participating in the development authority. The mayor of the largest city in the county described in subsection (e) shall nominate three (3) residents of the county for appointment to the development board. The governor's initial appointment under subsection (e)(2)(A) must be an individual nominated by the mayor. At the expiration of the member's term, the mayor of the second largest city in the county described in subsection (e) shall nominate three (3) residents of the county for appointment to the development board. The governor's second appointment under subsection (e)(2)(A) must be an individual nominated by the mayor. Thereafter, the authority to nominate the three (3) individuals from among whom the governor shall make an appointment under subsection (e)(2)(A) shall alternate between the mayors of the largest and the second largest city in the county at the expiration of a member's term.

(g) An individual or entity required to make an appointment under subsection (b) or nominations under subsection (d) must make the initial appointment before September 1, 2005, or the initial nomination before August 15, 2005. If an individual or entity does not make an initial appointment under subsection (b) before September 1, 2005, or the initial nominations required under subsection (d) before September 1, 2005, the governor shall instead make the initial appointment.

(h) Subsection (i) applies only to municipalities located in a county that:

(1) has a population of more than one hundred fifty thousand (150,000) but less than one hundred seventy thousand (170,000); and

(2) was a member of the development authority on January 1, 2009, and subsequently ceases to be a member of the development authority.

(i) If the fiscal bodies of at least two (2) municipalities subject to this subsection adopt ordinances to become members of the development authority, those municipalities shall become members of the development authority. If two (2) or more municipalities become members of the development authority under this subsection, the fiscal bodies of the municipalities that become members of the development authority shall jointly appoint one (1) member of the development board who shall serve in place of the member described in subsection (b)(3). A municipality that becomes a member of the development authority under this subsection is considered an eligible municipality for purposes of this article.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.55; P.L.1-2007, SEC.241; P.L.182-2009(ss), SEC.423; P.L.119-2012, SEC.216.

IC 36-7.5-2-4

Development board; terms of members; vacancy; oath; compensation

Sec. 4. (a) Except as provided in subsection (b) for the initial appointments to the development board, a member appointed to the development board serves a four (4) year term. However, a member serves at the pleasure of the appointing authority. A member may be reappointed to subsequent terms.

(b) The terms of the initial members appointed to the development board are as follows:

(1) The initial member appointed by the governor who is not nominated under section 3(d) or 3(f) of this chapter shall serve a term of four (4) years.

(2) The initial member appointed by the governor who is nominated under section 3(d) of this chapter shall serve a term of two (2) years. If a member is appointed under section 3(e)(2)(A) of this chapter, the initial member who is appointed under that provision shall serve a term of two (2) years.

(3) The initial member appointed under section 3(b)(2)(D) of this chapter shall serve a term of three (3) years.

(4) The initial member appointed under section 3(b)(3) of this chapter shall serve a term of three (3) years.

(5) The initial members appointed under section 3(b)(2)(A) through 3(b)(2)(C) of this chapter shall serve a term of two (2) years.

(6) If a member is appointed under section 3(e)(2)(B) of this chapter, the initial member appointed under that provision shall serve a term of three (3) years.

(c) If a vacancy occurs on the development board, the appointing authority that made the original appointment shall fill the vacancy by appointing a new member for the remainder of the vacated term.

(d) Each member appointed to the development board, before entering upon the duties of office, must take and subscribe an oath of office under IC 5-4-1, which shall be endorsed upon the certificate of appointment and filed with the records of the development board.

(e) A member appointed to the development board is not entitled to receive any compensation for performance of the member's duties. However, a member is entitled to a per diem from the development authority for the member's participation in development board meetings. The amount of the per diem is equal to the amount of the per diem provided under IC 4-10-11-2.1(b).

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.56.

IC 36-7.5-2-5

Chair; officers

Sec. 5. (a) The member appointed by the governor under section 3(b)(1) of this chapter but not nominated under section 3(d) or 3(f) of this chapter shall serve as chair of the development board until January 2013. At the election under subsection (b) in 2013 and each

year thereafter, the chair shall be elected from among the members of the development board.

(b) In January of each year, the development board shall hold an organizational meeting at which the development board shall elect the following officers from the members of the development board:

(1) After December 31, 2012, a chair.

(2) A vice chair.

(3) A secretary-treasurer.

(c) Not more than two (2) members from any particular county may serve as an officer described in subsection (a) or elected under subsection (b). The affirmative vote of at least five (5) members of the development board is necessary to elect an officer under subsection (b). However, if the county described in section 3(e) of this chapter is an eligible county participating in the development authority, the affirmative vote of at least six (6) members of the development board is necessary to elect an officer under subsection (b).

(d) An officer elected under subsection (b) serves from the date of the officer's election until the officer's successor is elected and qualified.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.57.

IC 36-7.5-2-6

Meetings; quorum; affirmative votes

Sec. 6. (a) The development board shall meet at least quarterly.

(b) The chair of the development board or any two (2) members of the development board may call a special meeting of the development board.

(c) Five (5) members of the development board constitute a quorum. However, if the county described in section 3(e) of this chapter is an eligible county participating in the development authority, six (6) members of the development board constitute a quorum.

(d) The affirmative votes of at least five (5) members of the development board are necessary to authorize any action of the development authority. However, if the county described in section 3(e) of this chapter is an eligible county participating in the development authority, the affirmative votes of at least six (6) members of the development board are necessary to authorize any action of the development authority.

(e) Notwithstanding any other provision of this article, the minimum number of affirmative votes required under subsection (d) to take any of the following actions must include the affirmative vote of the member appointed by the governor who is not nominated under section 3(d) or 3(f) of this chapter:

(1) Making loans, loan guarantees, or grants or providing any other funding or financial assistance for projects.

(2) Acquiring or condemning property.

(3) Entering into contracts.

(4) Employing an executive director or any consultants or technical experts.

(5) Issuing bonds or entering into a lease of a project.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.58.

IC 36-7.5-2-7

Bylaws and rules

Sec. 7. The development board may adopt the bylaws and rules that the development board considers necessary for the proper conduct of the development board's duties and the safeguarding of the development authority's funds and property.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-2-8

Common construction wage, public purchasing, and public works project laws apply

Sec. 8. (a) The development authority must comply with IC 5-16-7 (common construction wage), IC 5-22 (public purchasing), IC 36-1-12 (public work projects), and any applicable federal bidding statutes and regulations. An eligible political subdivision that receives a loan, a grant, or other financial assistance from the development authority or enters into a lease with the development authority must comply with applicable federal, state, and local public purchasing and bidding law and regulations. However, a purchasing agency (as defined in IC 5-22-2-25) of an eligible political subdivision may:

(1) assign or sell a lease for property to the development authority; or

(2) enter into a lease for property with the development authority;

at any price and under any other terms and conditions as may be determined by the eligible political subdivision and the development authority. However, before making an assignment or sale of a lease or entering into a lease under this section that would otherwise be subject to IC 5-22, the eligible political subdivision or its purchasing agent must obtain or cause to be obtained a purchase price for the property to be subject to the lease from the lowest responsible and responsive bidder in accordance with the requirements for the purchase of supplies under IC 5-22.

(b) In addition to the provisions of subsection (a), with respect to projects undertaken by the authority, the authority shall set a goal for participation by minority business enterprises of fifteen percent (15%) and women's business enterprises of five percent (5%), consistent with the goals of delivering the project on time and within the budgeted amount and, insofar as possible, using Indiana businesses for employees, goods, and services. In fulfilling the goal, the authority shall take into account historical precedents in the same market.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-2-9**Annual financial audit**

Sec. 9. The office of management and budget shall contract with a certified public accountant for an annual financial audit of the development authority. The certified public accountant may not have a significant financial interest, as determined by the office of management and budget, in a project, facility, or service funded by or leased by or to the development authority. The certified public accountant shall present an audit report not later than four (4) months after the end of the development authority's fiscal year and shall make recommendations to improve the efficiency of development authority operations. The certified public accountant shall also perform a study and evaluation of internal accounting controls and shall express an opinion on the controls that were in effect during the audit period. The development authority shall pay the cost of the annual financial audit. In addition, the state board of accounts may at any time conduct an audit of any phase of the operations of the development authority. The development authority shall pay the cost of any audit by the state board of accounts.

As added by P.L. 214-2005, SEC. 73.

IC 36-7.5-3

Chapter 3. Development Authority Powers and Duties

IC 36-7.5-3-1

Duties

Sec. 1. The development authority shall do the following:

- (1) Assist in the coordination of local efforts concerning projects.
- (2) Assist a commuter transportation district, an airport authority, the Lake Michigan marina and shoreline development commission, a regional transportation authority, and a regional bus authority in coordinating regional transportation and economic development efforts.
- (3) Fund projects as provided in this article.
- (4) Fund bus services (including fixed route services and flexible or demand-responsive services) and projects related to bus services and bus terminals, stations, or facilities.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.59; P.L.197-2011, SEC.151.

IC 36-7.5-3-2

Powers

Sec. 2. (a) The development authority may do any of the following:

- (1) Finance, improve, construct, reconstruct, renovate, purchase, lease, acquire, and equip land and projects located in an eligible county or eligible municipality.
- (2) Lease land or a project to an eligible political subdivision.
- (3) Finance and construct additional improvements to projects or other capital improvements owned by the development authority and lease them to or for the benefit of an eligible political subdivision.
- (4) Acquire land or all or a portion of one (1) or more projects from an eligible political subdivision by purchase or lease and lease the land or projects back to the eligible political subdivision, with any additional improvements that may be made to the land or projects.
- (5) Acquire all or a portion of one (1) or more projects from an eligible political subdivision by purchase or lease to fund or refund indebtedness incurred on account of the projects to enable the eligible political subdivision to make a savings in debt service obligations or lease rental obligations or to obtain relief from covenants that the eligible political subdivision considers to be unduly burdensome.
- (6) Make loans, loan guarantees, and grants or provide other financial assistance to or on behalf of the following:
 - (A) A commuter transportation district.
 - (B) An airport authority or airport development authority.
 - (C) The Lake Michigan marina and shoreline development commission.

(D) A regional bus authority. A loan, loan guarantee, grant, or other financial assistance under this clause may be used by a regional bus authority for acquiring, improving, operating, maintaining, financing, and supporting the following:

(i) Bus services (including fixed route services and flexible or demand-responsive services) that are a component of a public transportation system.

(ii) Bus terminals, stations, or facilities or other regional bus authority projects.

(E) A regional transportation authority.

(7) Provide funding to assist a railroad that is providing commuter transportation services in an eligible county or eligible municipality.

(8) Provide funding to assist an airport authority located in an eligible county or eligible municipality in the construction, reconstruction, renovation, purchase, lease, acquisition, and equipping of an airport facility or airport project.

(9) Provide funding to assist in the development of an intermodal facility to facilitate the interchange and movement of freight.

(10) Provide funding to assist the Lake Michigan marina and shoreline development commission in carrying out the purposes of IC 36-7-13.5.

(11) Provide funding for economic development projects in an eligible county or eligible municipality.

(12) Hold, use, lease, rent, purchase, acquire, and dispose of by purchase, exchange, gift, bequest, grant, condemnation, lease, or sublease, on the terms and conditions determined by the development authority, any real or personal property located in an eligible county or eligible municipality.

(13) After giving notice, enter upon any lots or lands for the purpose of surveying or examining them to determine the location of a project.

(14) Make or enter into all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under this article.

(15) Sue, be sued, plead, and be impleaded.

(16) Design, order, contract for, and construct, reconstruct, and renovate a project or improvements to a project.

(17) Appoint an executive director and employ appraisers, real estate experts, engineers, architects, surveyors, attorneys, accountants, auditors, clerks, construction managers, and any consultants or employees that are necessary or desired by the development authority in exercising its powers or carrying out its duties under this article.

(18) Accept loans, grants, and other forms of financial assistance from the federal government, the state government, a political subdivision, or any other public or private source.

(19) Use the development authority's funds to match federal

grants or make loans, loan guarantees, or grants to carry out the development authority's powers and duties under this article.

(20) Except as prohibited by law, take any action necessary to carry out this article.

(b) If the development authority is unable to agree with the owners, lessees, or occupants of any real property selected for the purposes of this article, the development authority may proceed under IC 32-24-1 to procure the condemnation of the property. The development authority may not institute a proceeding until it has adopted a resolution that:

(1) describes the real property sought to be acquired and the purpose for which the real property is to be used;

(2) declares that the public interest and necessity require the acquisition by the development authority of the property involved; and

(3) sets out any other facts that the development authority considers necessary or pertinent.

The resolution is conclusive evidence of the public necessity of the proposed acquisition.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.60; P.L.182-2009(ss), SEC.424; P.L.197-2011, SEC.152.

IC 36-7.5-3-3

Reports

Sec. 3. The development authority shall before November 1 of each year issue a report to the legislative council, the budget committee, and the governor concerning the operations and activities of the development authority during the preceding state fiscal year. The report to the legislative council must be in an electronic format under IC 5-14-6.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-3-4

Development plan

Sec. 4. (a) The development authority shall prepare a comprehensive strategic development plan that includes detailed information concerning the following:

(1) The proposed projects to be undertaken or financed by the development authority.

(2) The following information for each project included under subdivision (1):

(A) Timeline and budget.

(B) The return on investment.

(C) The projected or expected need for an ongoing subsidy.

(D) Any projected or expected federal matching funds.

(b) The development authority shall before January 1, 2008, submit the comprehensive strategic development plan for review by the budget committee and approval by the director of the office of management and budget.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4

Chapter 4. Financing; Issuance of Bonds; Leases

IC 36-7.5-4-1

Development authority fund; accounts; debt service

Sec. 1. (a) The development board shall establish and administer a development authority fund.

(b) The development authority fund consists of the following:

(1) Riverboat admissions tax revenue, riverboat wagering tax revenue, or riverboat incentive payments received by a city or county described in IC 36-7.5-2-3(b) and transferred by the county or city to the fund.

(2) County economic development income tax revenue received under IC 6-3.5-7 by a county or city and transferred by the county or city to the fund.

(3) Amounts distributed under IC 8-15-2-14.7.

(4) Food and beverage tax revenue deposited in the fund under IC 6-9-36-8.

(5) Funds received from the federal government.

(6) Appropriations to the fund by the general assembly.

(7) Other local revenue appropriated to the fund by a political subdivision.

(8) Gifts, donations, and grants to the fund.

(c) The development authority shall establish a development authority fund. The development board shall establish and administer a general account, a lease rental account, and such other accounts in the fund as are necessary or appropriate to carry out the powers and duties of the development authority. Except as otherwise provided by law or agreement with holders of any obligations of the development authority, all money transferred to the development authority fund under subsection (b)(1), (b)(2), and (b)(4) shall be deposited in the lease rental account and used only for the payment of or to secure the payment of obligations of an eligible political subdivision under a lease entered into by an eligible political subdivision and the development authority under this chapter. However, any money deposited in the lease rental account and not used for the purposes of this subsection shall be returned by the treasurer of the development authority to the respective counties and cities that contributed the money to the development authority.

(d) If the amount of money transferred to the development authority fund under subsection (b)(1), (b)(2), and (b)(4) for deposit in the lease rental account in any one (1) calendar year is greater than an amount equal to:

(1) one and twenty-five hundredths (1.25); multiplied by

(2) the total of the highest annual debt service on any bonds then outstanding to their final maturity date, which have been issued under this article and are not secured by a lease, plus the highest annual lease payments on any leases to their final maturity, which are then in effect under this article;

all or a portion of the excess may instead be deposited in the general

account.

(e) Except as otherwise provided by law or agreement with the holders of obligations of the development authority, all other money and revenues of the development authority may be deposited in the general account or the lease rental account at the discretion of the development board. Money on deposit in the lease rental account may be used only to make rental payments on leases entered into by the development authority under this article. Money on deposit in the general account may be used for any purpose authorized by this article.

(f) The development authority fund shall be administered by the development authority.

(g) Money in the development authority fund shall be used by the development authority to carry out this article and does not revert to any other fund.

As added by P.L. 214-2005, SEC. 73. Amended by P.L. 182-2009(ss), SEC. 425.

IC 36-7.5-4-2

Revenue transfers to fund

Sec. 2. (a) Except as provided in subsection (b), beginning in 2006 the fiscal officer of each city and county described in IC 36-7.5-2-3(b) shall each transfer three million five hundred thousand dollars (\$3,500,000) each year to the development authority for deposit in the development authority fund established under section 1 of this chapter. However, if a county having a population of more than one hundred fifty thousand (150,000) but less than one hundred seventy thousand (170,000) ceases to be a member of the development authority and two (2) or more municipalities in the county have become members of the development authority as authorized by IC 36-7.5-2-3(i), the transfer of county economic development income tax transferred under IC 6-3.5-7-13.1(b)(4) is the contribution of the municipalities in the county that have become members of the development authority.

(b) This subsection applies only if:

- (1) the fiscal body of the county described in IC 36-7.5-2-3(e) has adopted an ordinance under IC 36-7.5-2-3(e) providing that the county is joining the development authority;
- (2) the fiscal body of the city described in IC 36-7.5-2-3(e) has adopted an ordinance under IC 36-7.5-2-3(e) providing that the city is joining the development authority; and
- (3) the county described in IC 36-7.5-2-3(e) is an eligible county participating in the development authority.

Beginning in 2007, the fiscal officer of the county described in IC 36-7.5-2-3(e) shall transfer two million six hundred twenty-five thousand dollars (\$2,625,000) each year to the development authority for deposit in the development authority fund established under section 1 of this chapter. Beginning in 2007, the fiscal officer of the city described in IC 36-7.5-2-3(e) shall transfer eight hundred seventy-five thousand dollars (\$875,000) each year to the

development authority for deposit in the development authority fund established under section 1 of this chapter.

(c) The following apply to the transfers required by subsections (a) and (b):

(1) Except for transfers of money described in subdivision (4)(D), the transfers shall be made without appropriation by the city or county fiscal body or approval by any other entity.

(2) Except as provided in subdivision (3), after December 31, 2005, each fiscal officer shall transfer eight hundred seventy-five thousand dollars (\$875,000) to the development authority fund before the last business day of January, April, July, and October of each year. Food and beverage tax revenue deposited in the fund under IC 6-9-36-8 is in addition to the transfers required by this section.

(3) After December 31, 2006, the fiscal officer of the county described in IC 36-7.5-2-3(e) shall transfer six hundred fifty-six thousand two hundred fifty dollars (\$656,250) to the development authority fund before the last business day of January, April, July, and October of each year. The county is not required to make any payments or transfers to the development authority covering any time before January 1, 2007. The fiscal officer of a city described in IC 36-7.5-2-3(e) shall transfer two hundred eighteen thousand seven hundred fifty dollars (\$218,750) to the development authority fund before the last business day of January, April, July, and October of each year. The city is not required to make any payments or transfers to the development authority covering any time before January 1, 2007.

(4) The transfers shall be made from one (1) or more of the following:

(A) Riverboat admissions tax revenue received by the city or county, riverboat wagering tax revenue received by the city or county, or riverboat incentive payments received from a riverboat licensee by the city or county.

(B) Any county economic development income tax revenue received under IC 6-3.5-7 by the city or county.

(C) Any other local revenue other than property tax revenue received by the city or county.

(D) In the case of a county described in IC 36-7.5-2-3(e) or a city described in IC 36-7.5-2-3(e), any money from the major moves construction fund that is distributed to the county or city under IC 8-14-16.

As added by P.L.214-2005, SEC.73. Amended by P.L.47-2006, SEC.61; P.L.182-2009(ss), SEC.426; P.L.119-2012, SEC.217.

IC 36-7.5-4-3

Bond issues

Sec. 3. (a) Subject to subsection (h), the development authority may issue bonds for the purpose of obtaining money to pay the cost of:

- (1) acquiring real or personal property, including existing capital improvements;
 - (2) acquiring, constructing, improving, reconstructing, or renovating one (1) or more projects; or
 - (3) funding or refunding bonds issued under this chapter or IC 8-5-15, IC 8-22-3, IC 36-7-13.5, or IC 36-9-3 or prior law.
- (b) The bonds are payable solely from:
- (1) the lease rentals from the lease of the projects for which the bonds were issued, insurance proceeds, and any other funds pledged or available; and
 - (2) except as otherwise provided by law, revenue received by the development authority and amounts deposited in the development authority fund.
- (c) The bonds shall be authorized by a resolution of the development board.
- (d) The terms and form of the bonds shall either be set out in the resolution or in a form of trust indenture approved by the resolution.
- (e) The bonds shall mature within forty (40) years.
- (f) The board shall sell the bonds only to the Indiana finance authority established by IC 4-4-11-4 upon the terms determined by the development board and the Indiana finance authority.
- (g) All money received from any bonds issued under this chapter shall be applied solely to the payment of the cost of acquiring, constructing, improving, reconstructing, or renovating one (1) or more projects, or the cost of refunding or refinancing outstanding bonds, for which the bonds are issued. The cost may include:
- (1) planning and development of equipment or a facility and all buildings, facilities, structures, equipment, and improvements related to the facility;
 - (2) acquisition of a site and clearing and preparing the site for construction;
 - (3) equipment, facilities, structures, and improvements that are necessary or desirable to make the project suitable for use and operations;
 - (4) architectural, engineering, consultant, and attorney's fees;
 - (5) incidental expenses in connection with the issuance and sale of bonds;
 - (6) reserves for principal and interest;
 - (7) interest during construction;
 - (8) financial advisory fees;
 - (9) insurance during construction;
 - (10) municipal bond insurance, debt service reserve insurance, letters of credit, or other credit enhancement; and
 - (11) in the case of refunding or refinancing, payment of the principal of, redemption premiums (if any) for, and interest on, the bonds being refunded or refinanced.
- (h) The development authority may not issue bonds under this article unless the development authority first finds that each contract for the construction of a facility and all buildings, facilities, structures, and improvements related to that facility to be financed in

whole or in part through the issuance of the bonds requires payment of the common construction wage required by IC 5-16-7.

As added by P.L.214-2005, SEC.73. Amended by P.L.1-2006, SEC.573.

IC 36-7.5-4-4

Bonding; complete authority

Sec. 4. This chapter contains full and complete authority for the issuance of bonds. No law, procedure, proceedings, publications, notices, consents, approvals, orders, or acts by the development board or any other officer, department, agency, or instrumentality of the state or of any political subdivision is required to issue any bonds, except as prescribed in this article.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-5

Bonding; security; trust indenture

Sec. 5. (a) The development authority may secure bonds issued under this chapter by a trust indenture between the development authority and a corporate trustee, which may be any trust company or national or state bank within Indiana that has trust powers.

(b) The trust indenture may:

- (1) pledge or assign revenue received by the development authority, amounts deposited in the development authority fund, and lease rentals, receipts, and income from leased projects, but may not mortgage land or projects;
- (2) contain reasonable and proper provisions for protecting and enforcing the rights and remedies of the bondholders, including covenants setting forth the duties of the development authority and development board;
- (3) set forth the rights and remedies of bondholders and trustees; and
- (4) restrict the individual right of action of bondholders.

(c) Any pledge or assignment made by the development authority under this section is valid and binding in accordance with IC 5-1-14-4 from the time that the pledge or assignment is made, against all persons whether they have notice of the lien or not. Any trust indenture by which a pledge is created or an assignment made need not be filed or recorded. The lien is perfected against third parties in accordance with IC 5-1-14-4.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-6

Bond refunding; leases

Sec. 6. (a) Bonds issued under IC 8-5-15, IC 8-22-3, IC 36-7-13.5, or IC 36-9-3 or prior law may be refunded as provided in this section.

(b) An eligible political subdivision may:

- (1) lease all or a portion of land or a project or projects to the development authority, which may be at a nominal lease rental with a lease back to the eligible political subdivision,

conditioned upon the development authority assuming bonds issued under IC 8-5-15, IC 8-22-3, IC 36-7-13.5, or IC 36-9-3 or prior law and issuing its bonds to refund those bonds; and
(2) sell all or a portion of land or a project or projects to the development authority for a price sufficient to provide for the refunding of those bonds and lease back the land or project or projects from the development authority.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-7

Leases; findings

Sec. 7. (a) Before a lease may be entered into by an eligible political subdivision under this chapter, the eligible political subdivision must find that the lease rental provided for is fair and reasonable.

(b) A lease of land or a project from the development authority to an eligible political subdivision:

- (1) may not have a term exceeding forty (40) years;
- (2) may not require payment of lease rentals for a newly constructed project or for improvements to an existing project until the project or improvements to the project have been completed and are ready for occupancy or use;
- (3) may contain provisions:
 - (A) allowing the eligible political subdivision to continue to operate an existing project until completion of the acquisition, improvements, reconstruction, or renovation of that project or any other project; and
 - (B) requiring payment of lease rentals for land, for an existing project being used, reconstructed, or renovated, or for any other existing project;
- (4) may contain an option to renew the lease for the same or shorter term on the conditions provided in the lease;
- (5) must contain an option for the eligible political subdivision to purchase the project upon the terms stated in the lease during the term of the lease for a price equal to the amount required to pay all indebtedness incurred on account of the project, including indebtedness incurred for the refunding of that indebtedness;
- (6) may be entered into before acquisition or construction of a project;
- (7) may provide that the eligible political subdivision shall agree to:
 - (A) pay any taxes and assessments on the project;
 - (B) maintain insurance on the project for the benefit of the development authority;
 - (C) assume responsibility for utilities, repairs, alterations, and any costs of operation; and
 - (D) pay a deposit or series of deposits to the development authority from any funds legally available to the eligible political subdivision before the commencement of the lease

to secure the performance of the eligible political subdivision's obligations under the lease; and
(8) shall provide that the lease rental payments by the eligible political subdivision shall be made from the development authority fund established by section 1 of this chapter and may provide that the lease rental payments by the eligible political subdivision shall be made from:

- (A) net revenues of the project;
- (B) any other funds available to the eligible political subdivision; or
- (C) both sources described in clauses (A) and (B).

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-8

Leases; complete authority

Sec. 8. This chapter contains full and complete authority for leases between the development authority and an eligible political subdivision. No law, procedure, proceedings, publications, notices, consents, approvals, orders, or acts by the development authority or the eligible political subdivision or any other officer, department, agency, or instrumentality of the state or any political subdivision is required to enter into any lease, except as prescribed in this article.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-9

Plans; approval

Sec. 9. If the lease provides for a project or improvements to a project to be constructed by the development authority, the plans and specifications shall be submitted to and approved by all agencies designated by law to pass on plans and specifications for public buildings.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-10

Agreements; common wall; easements; licenses

Sec. 10. The development authority and an eligible political subdivision may enter into common wall (party wall) agreements or other agreements concerning easements or licenses. These agreements shall be recorded with the recorder of the county in which the project is located.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-11

Leases or sale of projects or land to authority

Sec. 11. (a) An eligible political subdivision may lease for a nominal lease rental, or sell to the development authority, one (1) or more projects or portions of a project or land upon which a project is located or is to be constructed.

(b) Any lease of all or a portion of a project by an eligible political subdivision to the development authority must be for a term

equal to the term of the lease of that project back to the eligible political subdivision.

(c) An eligible political subdivision may sell property to the development authority for the amount the eligible political subdivision determines to be in the best interest of the eligible political subdivision. The development authority may pay that amount from the proceeds of bonds of the development authority.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-12

Option to purchase property

Sec. 12. If an eligible political subdivision exercises its option to purchase leased property, the eligible political subdivision may issue its bonds as authorized by statute.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-13

Tax exemption

Sec. 13. (a) All:

- (1) property owned by the development authority;
- (2) revenues of the development authority; and
- (3) bonds issued by the development authority, the interest on the bonds, the proceeds received by a holder from the sale of bonds to the extent of the holder's cost of acquisition, proceeds received upon redemption before maturity, proceeds received at maturity, and the receipt of interest in proceeds;

are exempt from taxation in Indiana for all purposes except the financial institutions tax imposed under IC 6-5.5 or a state inheritance tax imposed under IC 6-4.1.

(b) All securities issued under this chapter are exempt from the registration requirements of IC 23-19 and other securities registration statutes.

As added by P.L.214-2005, SEC.73. Amended by P.L.27-2007, SEC.35.

IC 36-7.5-4-14

Bonds; legal investments

Sec. 14. Bonds issued under this chapter are legal investments for private trust funds and the funds of banks, trust companies, insurance companies, building and loan associates, credit unions, savings banks, private banks, loan and trust and safe deposit companies, rural loan and savings associations, guaranty loan and savings associations, mortgage guaranty companies, small loan companies, industrial loan and investment companies, and other financial institutions organized under Indiana law.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-15

Bonds; contesting validity

Sec. 15. An action to contest the validity of bonds to be issued

under this chapter may not be brought after the time limitations set forth in IC 5-1-14-13.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-16

Transfers; failure to make; duty of state treasurer

Sec. 16. (a) This section applies if:

- (1) a city or county described in IC 36-7.5-2-3 fails to make a transfer or a part of a transfer required by section 2 of this chapter; and
- (2) the development authority has bonds or other debt or lease obligations outstanding.

(b) The treasurer of state shall do the following:

- (1) Deduct from amounts otherwise payable to the city or town under IC 4-33-12 or IC 4-33-13 an amount equal to the amount of the transfer or part of the transfer under section 2 of this chapter that the city or county failed to make.
- (2) Pay the amount deducted under subdivision (1) to the development authority.

As added by P.L.214-2005, SEC.73.

IC 36-7.5-4-17

Covenant with holders

Sec. 17. (a) If there are bonds outstanding that have been issued under this article and are not secured by a lease, or if there are leases in effect under this article, the general assembly also covenants that it will not reduce the amount required to be transferred from the counties and cities to the development authority under section 2 of this chapter below an amount that would produce one and twenty-five hundredths (1.25) multiplied by the total of the highest annual debt service on the bonds to their final maturity plus the highest annual lease payments on the leases to their final termination date.

(b) The general assembly also covenants that it will not:

- (1) repeal or amend this article in a manner that would adversely affect owners of outstanding bonds, or the payment of lease rentals, secured by the amounts pledged under this chapter; or
- (2) in any way impair the rights of owners of bonds of the development authority, or the owners of bonds secured by lease rentals, secured by a pledge of revenues under this chapter; except as otherwise set forth in subsection (a).

As added by P.L.214-2005, SEC.73.

Attachment D

Letters of Support from Community-based Organizations Identified in the Narrative



109 West 700 North
Valparaiso, IN 46385
Phone: 219-242-8558
www.heinzetrust.org

January 17, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Application Community Support

Dear Ms. Ziller,

I am writing on behalf of the Shirley Heinze Land Trust to indicate our support for the Northwest Indiana Regional Development Authority's (RDA) proposal to the U.S. Environmental Protection Agency (EPA) Grant Assessment Program.

It is our understanding that the RDA, Northwestern Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. The Lakeshore Chamber of Commerce believes that the grant project will benefit the entire Coalition region and would like to offer its support for the project.

Shirley Heinze Land Trust is a non-profit organization established in 1981 to protect and restore ecologically significant natural areas in Northwest Indiana. The mission of the Trust is to protect habitats and ecosystems of Northwest Indiana by acquiring, restoring, and protecting environmentally significant areas, and to inspire and educate citizens of all ages about the value of land conservation to both protect the natural world and enrich their lives.

We will work with the Coalition to identify brownfields located in and around sensitive natural areas in the region and assist the Coalition in integrating ecological enhancements as part of the remediation and redevelopment of these brownfields. We will also use our education and outreach resources to provide educational programs for residents and businesses on the importance of protecting the unique regional ecosystems and the benefits of reconnecting with the natural world.

In closing, Shirley Heinze Land Trust strongly endorses this proposal and would be happy to be involved in the project. If you have further questions or require additional information, please do not hesitate to contact me at 219.879.4725 or land@heinzetrust.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristopher Krouse".

Kristopher Krouse
Executive Director



Dave Ryan

Executive Director

EXECUTIVE COMMITTEE

Jeff Williams, Chairman
Allard Truck Rental Corporation
Robert Migliorini, Vice-Chairman
American Precision Services, Inc.
Tim Anderson, Treasurer
CliftonLarsonAllen LLP
Monica Rubio, Secretary-
Small Business Committee
First Midwest Bank
Sandra Sigler, Chair
Ambassador Committee
Peoples Bank SB
Calvin Bellamy, Chair
Education Committee
Krieg DeVault, LLP
Tom Keilman, Chair
Governmental Affairs
BP Whiting Business Unit
Monica Garcia, Past Chairwoman-
Special Events Committee
Chase
David Beach
Eichhorn & Eichhorn, LLP
Mike Ebert
Safety-Kleen Systems, Inc.

DIRECTORS

Rick Calinski
NIPSCO
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Purdue University Calumet
Mickey Lopez
Actin, Inc.
Thomas McDermott, Jr.
Mayor City of Hammond
Robert Migliorini
American Precision Services, Inc.
Angela Moore
Saint Catherine Hospital
Julie Olthoff
VIA Marketing, Inc.
Michael Opinker
Hammond Common Council
Gilda Orange
East Chicago Common Council
Paul Orner
Citizens Financial Bank
Michael Pellin
United Transportation Group, Inc.
Tim Ross
Franciscan St. Margaret Health
Phil Taillon
City of Hammond
Frank Van Til
Van Til's Supermarket
Dr. Walter Jerome Watkins
School City of Hammond
Dr. Edward Williams
Opti Formance Consulting Services
Susan Zlajic
ArcelorMittal

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application

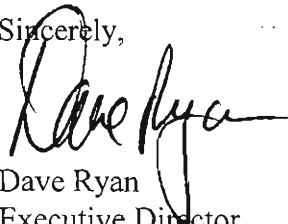
Dear Ms. Ziller,

The Lakeshore Chamber of Commerce understands the Northwest Indiana Regional Development Authority (RDA), Northwestern Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. The Lakeshore Chamber of Commerce believes that the grant project will benefit the entire Coalition region and would like to offer its support for the project.

The Lakeshore Chamber of Commerce seeks to be a voice for area businesses and a forum for the exchange of ideas in order to strengthen the economic vitality of East Chicago, Hammond, and Northwest Indiana. The Chamber will provide meeting venues to help the Coalition spread the word about the availability of grant funds. The Chamber will work with the Coalition to identify brownfields throughout the Coalition area, support redevelopment planning in the three Coalition cities, and inform existing and potential area businesses of the availability of grant funds for the assessment of brownfield sites. The Chamber will also work to promote the businesses that invest in the Coalition cities and work to attract residents and visitors to the entire region.

The Lakeshore Chamber of Commerce fully supports the RDA as it seeks Assessment Grant funds, and looks forward to using their program and funds to support redevelopment of brownfields in the region.

Sincerely,



Dave Ryan
Executive Director



January 16, 2014

Ms. Sherri Ziller
Chief Operating Officer
Northwest Indiana Regional Development Authority
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application/Community Support

Dear Ms. Ziller:

The Downtown Hammond Council (DHC) understands the Northwest Indiana Regional Development Authority (RDA), Northwestern Regional Planning Commission, and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. The Downtown Hammond Council believes that the grant project will benefit the entire Coalition region and would like to offer its support for the project.

The DHC is a not-for-profit organization that was established in 1954. We are comprised of volunteers whose mission is to revitalize, beautify, and promote the City of Hammond's downtown district. We host clean-up and beautification projects, family-friendly events throughout the year, as well as many exciting marketing initiatives that enhance our downtown. The DHC will work with the Coalition to identify brownfields in Hammond's downtown district, and will inform existing and potential downtown businesses of the availability of grant funds for the assessment of brownfield sites. The DHC will also work to promote the businesses that invest in the downtown district and work to attract residents and visitors to the Hammond downtown district.

The Downtown Hammond Council fully supports the RDA as it seeks Assessment Grant funds, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Hammond and the entire region.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Karen M. Maravilla', is written over a light blue horizontal line.

Karen M. Maravilla, It's Just Serendipity & El Taco Real Restaurant
Downtown Hammond Council, President



January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application

Dear Ms. Ziller:

The Gary Chamber of Commerce understands the Northwest Indiana Regional Development Authority (RDA), Northwestern Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. The Gary Chamber of Commerce believes that the grant project will benefit the entire Coalition region and would like to offer its support for the project.

The Gary Chamber of Commerce is a volunteer organization of businesses who work together to improve the economic, civic, and cultural well being of Gary and the region. The Chamber will provide meeting venues to help the Coalition spread the word about the availability of grant funds. The Chamber will work with the Coalition to identify brownfields in Gary, support redevelopment planning in Gary, and inform existing and potential area businesses of the availability of grant funds for the assessment of brownfield sites. The Chamber will also work to promote the businesses that invest in the Coalition cities and work to attract residents and visitors to the entire region.

The Gary Chamber of Commerce fully supports the RDA as it seeks Assessment Grant funds, and looks forward to using their program and funds to support redevelopment of brownfields in Gary and throughout the region.

Sincerely,

Charles "Chuck" Hughes

Charles "Chuck" Hughes
Executive Director



100 W. Chicago Avenue • East Chicago, IN 46312 • PH: 219-392-4225 • FX: 219-392-4245 • www.foundationsec.org

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
Northwest Indiana Regional Development Authority
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application/Community Support

Dear Ms. Ziller,

Foundations of East Chicago (FEC) understands the Northwest Regional Development Authority (RDA), Northwestern Regional Planning Commission, and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. The Foundations of East Chicago believes that the projects resulting from the grant will benefit the entire Coalition region and FEC would like to offer our support for the project.

FEC works to improve the quality of life in East Chicago by providing grants to local non-profits, East Chicago municipal agencies, and scholarships to local students. The Foundations is funded by local gaming/casino revenue. FEC has identified education, health and fortifying a safe and viable community as our three critical focus areas. We believe that identifying, assessing, and cleaning up brownfields throughout East Chicago is critical to improving the viability of the community, and we believe our public outreach model may help local agencies and residents recognize positive impacts resulting from these brownfields initiatives. The Foundation will be available to work with the Coalition in an effort to identify brownfields in neighborhoods that are impacting impoverished and at-risk resident health and safety. FEC will also be part of the local agency team which will work to disseminate information on the availability of the assessment grants to area residents and businesses when the Coalition provides us that information. We understand the importance of keeping the residents and businesses informed on the progress of redevelopment efforts in their neighborhoods, so we desire to be of assistance in this important process.

FEC fully supports the RDA as it seeks EPA Assessment Grant funds, and looks forward to the Coalition using their funds and programs to support the identification, cleanup and redevelopment of brownfields in East Chicago and throughout the region.

Sincerely,

Russell G. Taylor
Executive Director

We Believe in East Chicago



Anthony Copeland
Mayor

CITY OF EAST CHICAGO
Department of Public and Environmental Health

Health Department
100 W. Chicago Avenue, Suite 100A
East Chicago, IN 46312

Gerri C. Browning M.D.
Health Officer

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application Community Support

Dear Ms. Ziller,

The City of East Chicago Department of Public and Environmental Health understands that the Northwest Indiana Regional Development Authority (RDA), Northwestern Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. The Department of Public and Environmental Health believes that the grant project will benefit the entire Coalition region and would like to offer its support for the project.

East Chicago is located in the farthest northwest corner of Indiana. East Chicago has an unemployment rate of nearly 15%, the racial makeup is 36% African-American and 51% Hispanic, and most households operate under 200% of the federal poverty level. The service area is disproportionately affected by health conditions such as diabetes, cardiovascular disease, hypertension, cancer, and HIV, and residents experience poor health outcomes overall. Our mission is to improve and maintain the health and well-being of our community by offering quality primary health care that is affordable and accessible to everyone.

We believe that identifying, assessing, cleaning up brownfields throughout East Chicago is critical to improving the overall health of the community, and we believe we can provide assistance with public outreach to residents impacted by brownfields. The Department will disseminate information on the availability of the assessment grants to area residents and businesses. We will share news on what sites have been selected for assessment and/or cleanup and will provide the results of the assessments (impact identified, potential health concerns, etc.) to effected residents. We will also work to keep the residents informed on the progress of redevelopment efforts in their neighborhoods.

The Department of Public and Environmental Health fully supports the RDA as it seeks Assessment Grant funds, and looks forward to using their programs and funds to support the redevelopment of brownfields in East Chicago and throughout the region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terri G. Martin".

Terri G. Martin, Director
Department of Public and Environmental Health
City of East Chicago

Attachment E

Documentation of Leveraged Funds

Northwest Indiana RDA

Regional Development Authority

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
Northwest Indiana Regional Development Authority (RDA)
9800 Connecticut Drive
Crown Point, Indiana 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application
Community Support

Dear Ms. Ziller,

Regarding the joint request from the cities of Gary, Hammond and East Chicago; the Northwestern Indiana Regional Planning Commission; and the Northwest Indiana Regional Development Authority (RDA) for brownfield assessment and redevelopment funding, the RDA would like to introduce a potential additional source of funds: our new Regional Challenge Grant program.

The Regional Challenge Grant program was established by the RDA Board of Directors in November 2012. It is a \$1 million annual fund, with a maximum of \$200,000 per individual grant, that communities can tap for projects of regional significance. Such projects could include reclamation of brownfield sites in Northwest Indiana. All of the communities in the coalition herein requesting EPA brownfield funding are also eligible to apply for Regional Challenge Grants to support redevelopment of brownfields.

The Regional Challenge Grant program is relevant to EPA funding for brownfield assessment and redevelopment in two ways. First, cities that encounter unexpected difficulties reclaiming a brownfield site – always a concern in Northwest Indiana after decades of industrial pollution – can apply for Challenge Grant funding in order to ensure that the project is completed. Second, the Regional Challenge Grant represents Northwest Indiana's own "skin in the game." The RDA believes strongly that Northwest Indiana cannot move forward competitively while large swaths of the region remain undevelopable and will give strong consideration to any brownfield-related Regional Challenge Grant application.

Sincerely,



Bill Hanna
President and CEO



Thomas M. McDermott, Jr.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF HAMMOND

January 16, 2014

Ms. Sherri Ziller
Chief Operating Officer
Northwest Indiana Regional Development Authority
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application Community Support

Dear Ms. Ziller:

The City of Hammond Department of Planning and Development understands that the Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. As part of the grant application, the Department understands that the RDA must leverage additional funds/resources to support the grant projects. The Department believes that the grant projects will benefit the entire City of Hammond and the surrounding areas and would like to offer its support for the project.

The Department manages five Tax Increment Financing (TIF) districts within the City of Hammond. These districts capture tax dollars on new investments, and can subsequently provide these funds to support projects within their respective districts. We believe that TIF funds could be used, in appropriate locations, to support the actual redevelopment of brownfield sites following assessment and remediation. Because the amount of TIF funding that could be contributed to eligible projects depends on the location of the project, the scope of redevelopment, and the amount of TIF funds available, we cannot commit to an exact amount of leveraged funds. However, the department estimates that TIF funding up to \$300,000 could be provided, pending availability and Department approval, to support redevelopment of brownfields in Hammond.

The Department fully supports the Coalition as it seeks RLF and Assessment Grants, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of Hammond.

Sincerely,

Philip Taillon
Executive Director of Planning and Development
City of Hammond

City of East Chicago



Department of Redevelopment
400 E. Chicago Avenue
East Chicago, IN 46312
Ph: (219) 391-8513 • Fax: (219) 391-7005

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Application Community Support

Dear Ms. Ziller,

The City of East Chicago Redevelopment Department understands that the Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. As part of the grant application, the Department understands that the RDA must leverage additional funds/resources to support the grant projects. The Department believes that the grant projects will benefit the entire City of East Chicago and the surrounding areas and would like to offer its support for the project.

The Department manages five Tax Increment Financing (TIF) districts within the City of East Chicago. These districts capture tax dollars on new investments, and can subsequently provide these funds to support projects within their respective districts. We believe that TIF funds could be used, in appropriate locations, to support the actual redevelopment of brownfield sites following assessment and remediation. Because the amount of TIF funding that could be contributed to eligible projects depends on the location of the project, the scope of redevelopment, and the amount of TIF funds available, we cannot commit to an exact amount of leveraged funds. However, the department estimates that TIF funding up to \$250,000 could be provided, pending Department approval, to support redevelopment of brownfields in East Chicago.

The Department fully supports the Coalition as it seeks Assessment Grant funds, and looks forward to using their programs and funds to support the redevelopment of brownfields in the City of East Chicago.

Sincerely,

Maria C. Becerra
Executive Director



**NORTHWESTERN INDIANA
REGIONAL PLANNING COMMISSION**
6100 Southport Road, Portage, Indiana 46368

Together We Make the Difference

Phone (219) 763-6060
Fax (219) 762-1653

Website www.nirpc.org
E-mail nirpc@nirpc.org

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Coalition Community Support

Dear Ms. Ziller,

The Northwestern Indiana Regional Planning Commission (NIRPC), Northwest Indiana Regional Development Authority (RDA), and the Cities of East Chicago, Gary, and Hammond, have formed a Coalition to apply for a U.S. Environmental Protection Agency (EPA) Assessment Grant. As part of the grant application, NIRPC understands that the Coalition must leverage additional funds/resources to support the grant projects. NIRPC believes that the grant projects will benefit the entire region and can leverage the effort in many ways through our transportation planning responsibilities.

NIRPC is a regional planning agency that serves the citizens of three counties in Northwest Indiana. NIRPC works to address regional transportation, environmental, economic development, and community issues and concerns. NIRPC manages multiple state and federal grants for the region and is in an ideal position to leverage these funds to support brownfields redevelopment. Our 2040 Comprehensive Regional Plan for Northwest Indiana specifically calls for us to place additional focus on reinvigorating these urban core communities' in our region.

NIRPC has several mechanisms to leverage federal transportation dollars with brownfield work. The project selection criteria include scoring points assigned for projects that support reuse of brownfields. We also have a scoring multiplier for projects in the core communities included in this coalition. These scoring criteria are used to select over \$225,000,000 in federal funding for local road, transit, and non-motorized for the Lake and Porter County 3 year Transportation Improvement Program. In addition, we have initiated the first funding solicitation for a Creating Livable Communities program. The Creating Livable Communities program has approximately \$80,000 in regional planning funds, which will leverage approximately \$1.3 Million in annual federal transportation funding, portions of which NIRPC will target for infrastructure projects that support brownfield redevelopments in the urban centers of East Chicago, Gary, and Hammond. These funds can also be allocated to the redevelopment of brownfields into transit oriented development (TODs).

NIRPC fully supports the Coalition as it seeks Assessment Grant funds, and looks forward to leveraging additional funds to support redevelopment of brownfields in the Cities of East Chicago, Gary, and Hammond.

Sincerely,

Kathy Luther
Director of Environmental Programs

Attachment F

Letters of Commitment from Assessment Coalition Members



OFFICE OF THE MAYOR

KAREN FREEMAN-WILSON
MAYOR

Phone 219.881.1302
Fax 219.881.1337

January 16, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Coalition

Dear Ms. Ziller:

The City of Gary acknowledges membership in the coalition, comprised of the Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond (the Coalition), constituted for the purpose of managing a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund to help foster badly needed brownfields redevelopment in the Coalition communities. The City is a General Purpose Unit of Local Government in the State of Indiana. The City of Gary understands the Coalition is applying for a \$400,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant and a \$200,000 U.S. EPA Brownfields Petroleum Assessment Grant, and that the RDA will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of Gary understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The City of Gary fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields in targeted redevelopment areas for mutual benefit of the Coalition communities.

Sincerely,

A handwritten signature in black ink, appearing to read "KFW", is written over a horizontal line.

Karen Freeman-Wilson
Mayor



Anthony Copeland
MAYOR



City of East Chicago
4527 INDIANAPOLIS BLVD.
EAST CHICAGO, INDIANA 46312
219-391-8200 • 219-391-8397 FAX

January 14, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant Coalition

Dear Ms. Ziller,

The City of East Chicago acknowledges membership in the coalition, comprised of the Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission (NIRPC), and the Cities of East Chicago, Gary, and Hammond (the Coalition), constituted for the purpose of managing a U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund to help foster badly needed brownfields redevelopment in the Coalition communities. The City is a General Purpose Unit of Local Government in the State of Indiana. The City of East Chicago understands the Coalition is applying for a \$400,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant and a \$200,000 U.S. EPA Brownfields Petroleum Assessment Grant, and that the RDA will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of East Chicago understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The City of East Chicago fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,

Anthony Copeland
Mayor



NORTHWESTERN INDIANA REGIONAL PLANNING COMMISSION

Together We Make The Difference

6100 Southport Road Portage, Indiana 46368

Fax Messages (219) 763-6060
(219) 762-1653

On the Internet www.nirpc.org
E-mail Messages nirpc@nirpc.org

January 17, 2014

Ms. Sherri Ziller
Chief Operating Officer
9800 Connecticut Drive
Crown Point, IN 46307

RE: FY 2014 U.S. EPA Brownfields Assessment Grant for Northwest Indiana Brownfields Coalition

Dear Ms. Ziller,

The Northwestern Indiana Regional Planning Commission (NIRPC) acknowledges membership in the Northwest Indiana Brownfield Coalition, comprised of the Northwest Indiana Regional Development Authority (RDA), Northwestern Indiana Regional Planning Commission, and the Cities of East Chicago, Gary, and Hammond (the Coalition). NIRPC is the Metropolitan Planning Organization and Council of Governments for Lake, Porter, and LaPorte Counties, a Special Purpose District in the State of Indiana.

The Coalition was constituted for the purpose of seeking and managing federal brownfield assistance such as the U.S. Environmental Protection Agency Brownfield Revolving Loan Fund Grant awarded in 2013. This assistance is needed to help foster badly needed brownfields redevelopment in the Coalition communities. In the public process to create the 2040 Comprehensive Regional Plan for Northwest Indiana, thousands of stakeholders and residents identified reinvestment in the urban core communities of the Coalition as the highest priority to the future success of our region. Assessing and remediating brownfields in these cities is essential to improving the health and welfare of the environmental justice communities who live there.

The Coalition is now applying for a \$400,000 U.S. EPA Brownfields Hazardous Substances Assessment Grant and a \$200,000 U.S. EPA Brownfields Petroleum Assessment Grant. These assessment dollars are crucial to realizing the full potential of the Brownfield RLF investment. Without timely and accurate assessment data, underutilized properties cannot take advantage of the opportunity provided by the RLF.

NIRPC supports the RDA in their role serving as the lead coalition member and grant recipient/administrator. Upon award of the grant, NIRPC understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Northwestern Indiana Regional Planning Commission commits that the Director of Environmental Programs will continue to serve as the Coalition Assistant Project Manager, bringing to the table an extensive background in environmental planning in Northwest Indiana. NIRPC looks forward to using our skills and expertise at local government coordination and collaboration to assist the Coalition in the using the assessment grant funds for the mutual benefit of the Coalition communities.

Sincerely,

Tyson Warner
Executive Director

Attachment G

Other Factors Checklist

Appendix 3 Other Factors Checklist

Name of Applicant: Northwest Indiana Regional Development Authority

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
<input checked="" type="checkbox"/>	Project is primarily focusing on Phase II assessments.	5
<input checked="" type="checkbox"/>	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
<input checked="" type="checkbox"/>	Community is implementing green remediation plans.	12
	Climate Change (also add to "V.D Other Factors")	14

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/22/2014

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Northwest Indiana Regional Development Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

20-4099143

* c. Organizational DUNS:

6234675080000

d. Address:

* Street1:

9800 Connecticut Drive

Street2:

* City:

Crown Point

County/Parish:

* State:

IN: Indiana

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

46307-7840

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Jillian

Middle Name:

* Last Name:

Huber

Suffix:

Title: Grants Manager

Organizational Affiliation:

* Telephone Number:

219-644-3504

Fax Number:

219-644-3502

* Email:

JAHuber@rda.in.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

E: Regional Organization

Type of Applicant 3: Select Applicant Type:

A: State Government

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-13-05

* Title:

FY14 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Northwest Indiana Brownfields Assessment Coalition

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 06/30/2014

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownfields Assessment and Cleanup Cooperative Agreements (Petroleum)	66.818	\$	\$	\$ 200,000.00	\$ 0.00	\$ 200,000.00
2. Brownfields Assessment and Cleanup Cooperative Agreements (Hazardous Substances)				400,000.00	0.00	400,000.00
3.						
4.						
5. Totals		\$	\$	\$ 600,000.00	\$	\$ 600,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1) <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">Brownfields Assessment and Cleanup Cooperative Agreements (Petroleum)</div>	(2) <div style="border: 1px solid black; padding: 2px; font-size: 0.8em;">Brownfields Assessment and Cleanup Cooperative Agreements (Hazardous Substances)</div>	(3)	(4)	
a. Personnel	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">5,000.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">11,500.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">16,500.00</div>
b. Fringe Benefits	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
c. Travel	<div style="border: 1px solid black; width: 100px; text-align: right;">3,600.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">3,600.00</div>
d. Equipment	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
e. Supplies	<div style="border: 1px solid black; width: 100px; text-align: right;">500.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">500.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">1,000.00</div>
f. Contractual	<div style="border: 1px solid black; width: 100px; text-align: right;">190,900.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">388,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px; text-align: right;">578,900.00</div>
g. Construction	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
h. Other	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>
i. Total Direct Charges (sum of 6a-6h)	<div style="border: 1px solid black; width: 100px; text-align: right;">200,000.00</div>	<div style="border: 1px solid black; width: 100px; text-align: right;">400,000.00</div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">600,000.00</div>
j. Indirect Charges	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	<div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>
k. TOTALS (sum of 6i and 6j)	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">200,000.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">400,000.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">600,000.00</div>
7. Program Income	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	\$ <div style="border: 1px solid black; width: 100px; text-align: right;">0.00</div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>	\$ <div style="border: 1px solid black; width: 100px;"></div>

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SECTION C - NON-FEDERAL RESOURCES						
(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS	
8.	Brownfields Assessment and Cleanup Cooperative Agreements (Petroleum)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
9.	Brownfields Assessment and Cleanup Cooperative Agreements (Hazardous Substances)	0.00	0.00	0.00	0.00	
10.						
11.						
12. TOTAL (sum of lines 8-11)		\$	\$	\$	\$	
SECTION D - FORECASTED CASH NEEDS						
		Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal		\$ 200,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
14. Non-Federal		\$				
15. TOTAL (sum of lines 13 and 14)		\$ 200,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT						
(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)				
		(b)First	(c) Second	(d) Third	(e) Fourth	
16.	Brownfields Assessment and Cleanup Cooperative Agreements (Petroleum)	\$ 66,667.00	\$ 66,667.00	\$ 66,666.00	\$	
17.	Brownfields Assessment and Cleanup Cooperative Agreements (Hazardous Substances)	133,333.00	133,333.00	133,334.00		
18.						
19.						
20. TOTAL (sum of lines 16 - 19)		\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$	
SECTION F - OTHER BUDGET INFORMATION						
21. Direct Charges:		22. Indirect Charges:				
23. Remarks:						

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